



57 Enterprise Avenue

Tiverton, EX16 4FP

What3words///transit.enveloped.listed

3-bed mid-terraced house in Braid Park area. NHBC Warranty, upgraded kitchen, landscaped garden, versatile living spaces, near transport links and schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Excellent Transport Links – Close to Tiverton Parkway railway station (direct trains to London Paddington) and M5 (Junction 27) for swift access to Exeter City Airport.
- Remainder of NHBC Warranty – Providing peace of mind for buyers
- Three Generous Bedrooms – Including a primary suite with ensuite shower room and countryside views from Bedroom Two.
- Modern Bathrooms – Family bathroom with thermostatic shower over bath, plus a ground-floor cloakroom.
- Beautifully Landscaped Garden – Large patio, artificial lawn, storage shed, outdoor electrical points, and gated side access.
- Upgraded Kitchen/Diner – Extended layout with extra worktop space, integrated appliances, under-cupboard lighting, and double doors to the garden.
- Versatile Utility/Office Space – Ideal for working from home or additional storage.
- Spacious Lounge – Stylish built-in media unit with inset electric fire and dual front-facing windows.

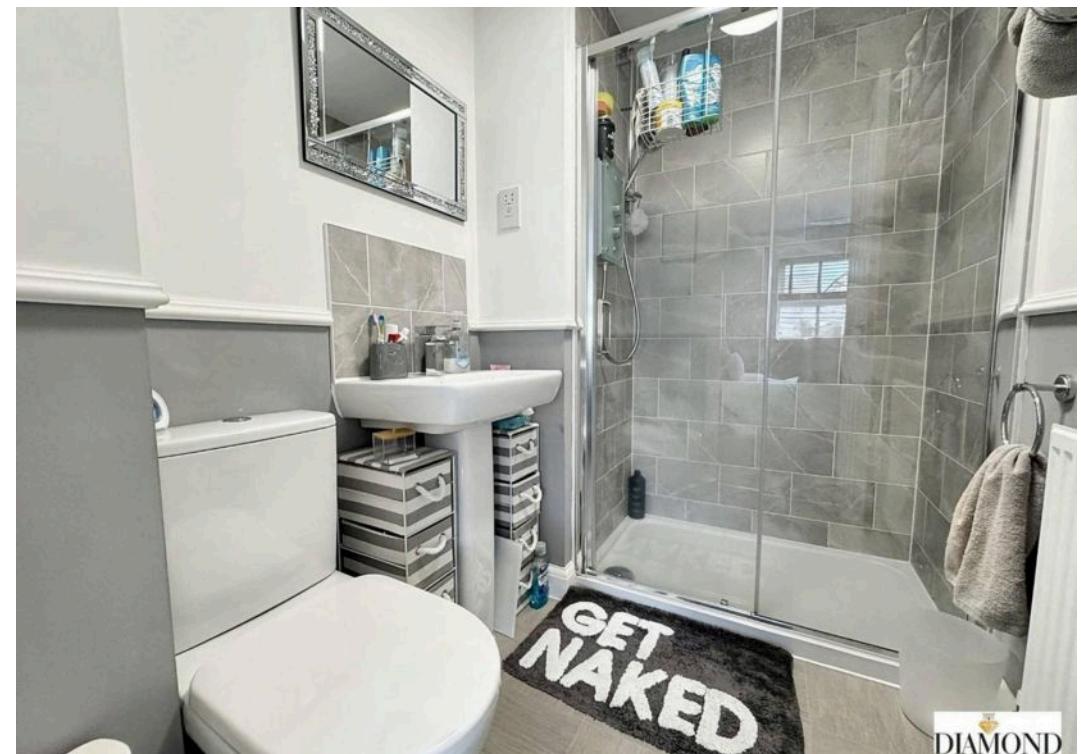


3 BEDROOM MID-TERRACED HOUSE nestled in the sought-after Braid Park area, offering excellent transport links to Tiverton Parkway railway station and M5 (Junction 27) for easy commutes. This property boasts the remainder of the NHBC Warranty, ensuring peace of mind for buyers. Featuring three generous bedrooms, including a primary suite with an ensuite shower room and picturesque countryside views from Bedroom Two, this home is ideal for families seeking modern comfort. The upgraded kitchen/diner with integrated appliances, under-cupboard lighting, and extended layout opens to a beautifully landscaped garden featuring a large patio, artificial lawn, and storage shed. With a versatile utility/office space, a spacious lounge, modern bathrooms, and proximity to highly regarded schools like Blundell's School, this property offers a well-rounded living experience near local amenities and recreational facilities, including Tiverton town centre and Grand Western Canal.

Step into the outdoor oasis of this property and discover a northwest-facing rear garden designed for low maintenance and ultimate enjoyment. The large patio area is perfect for hosting gatherings and soaking up the sunshine, while sleeper steps lead to an upper garden laid with artificial grass and featuring a storage shed, bin store, and gated side access. Multiple outdoor electrical points and a water tap enhance the convenience of outdoor living. Fully enclosed by wooden fencing for privacy, this garden provides a tranquil retreat for relaxation and play. With its upgraded specification, generous living spaces, and prime location near top schools, transport links, and scenic countryside walks, this home offers a blend of comfort and convenience for discerning buyers looking for a modern living experience in a desirable neighbourhood.

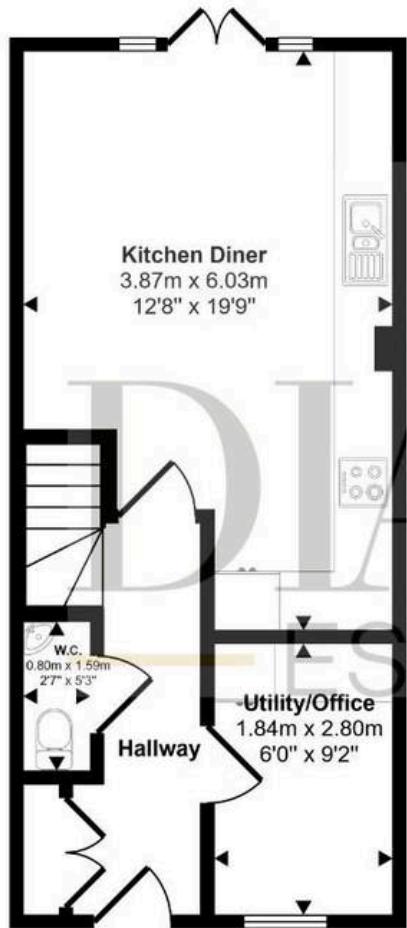
Ideally positioned, it provides easy access to the Grand Western Canal, Tiverton town centre, and excellent schools, including the world-renowned Blundell's School. Commuters will benefit from Tiverton Parkway mainline station (direct links to London Paddington) and Junction 27 of the M5, offering swift access to Exeter City Airport.



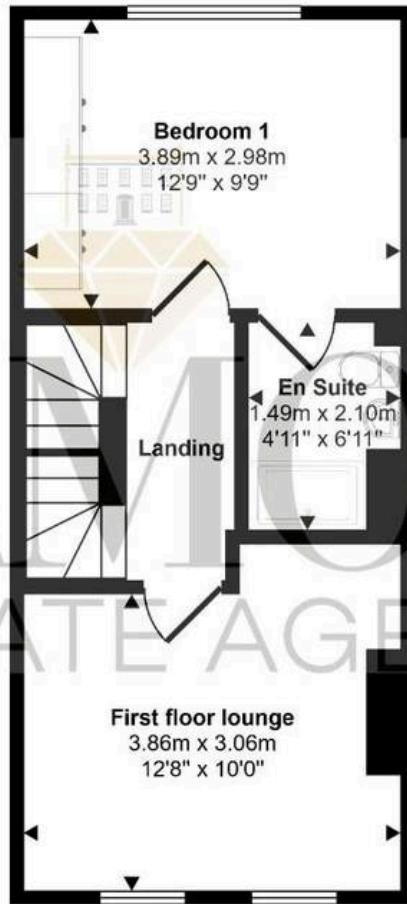




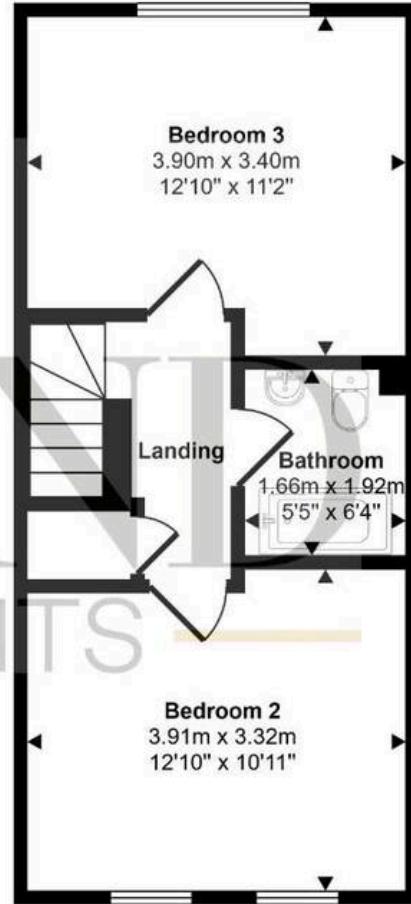
Approx Gross Internal Area
105 sq m / 1125 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft



First Floor
Approx 35 sq m / 376 sq ft

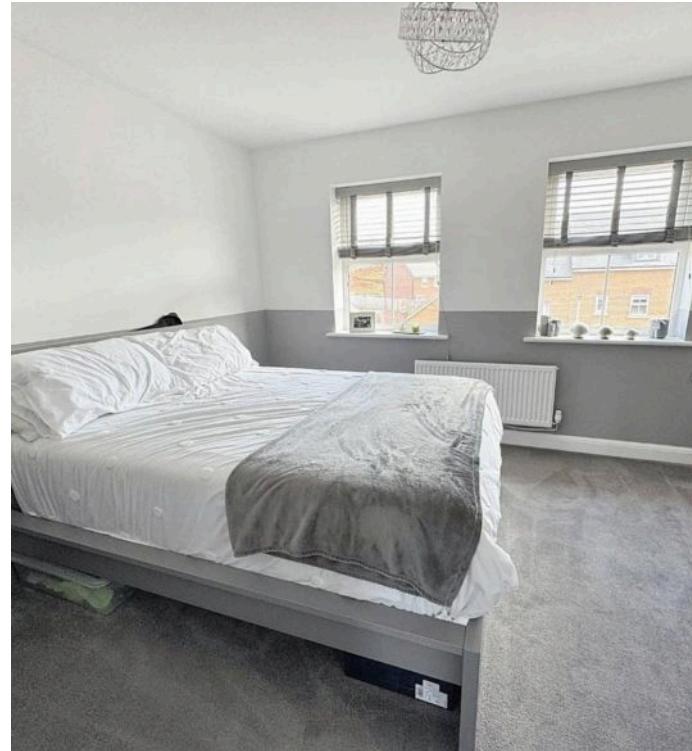


Second Floor
Approx 35 sq m / 378 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines. We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

The property has mains gas, electric, water and sewage. Approx Broadband Speeds: Superfast 80 Mbps - Ultrafast 1000 Mbps - Buyers are advised to make their own enquires for the fastest speed provider. Mobile Signal in the area provided by EE, O2, Three, Vodafone.





Diamond Estate Agents

13 Fore Street,
Tiverton, EX16
6LN

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.