



Canberra Crescent, Tiverton, EX16

A well-designed four-bedroom detached home in the popular Braid Park development on Canberra Crescent, Tiverton, offering spacious and versatile living throughout.

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DESCRIPTION:

Situated within the desirable Braid Park development on Canberra Crescent, this beautifully presented four-bedroom detached home offers generous and versatile living space, ideal for modern family life.

The ground floor features a bright and expansive kitchen/diner providing the perfect hub for both everyday living and entertaining. The layout comfortably accommodates a dining area alongside a well-appointed kitchen with ample worktop and storage space. French doors open out from the dining area, allowing natural light to flood the room and creating a seamless connection to the garden.

A well-proportioned living room offers a cosy yet spacious retreat, while a separate home office provides flexibility for remote working or study. Additional practical spaces include a utility room, ground floor and WC.

Upstairs, the property boasts four bedrooms, including a generous principal bedroom and three further well-sized rooms, ideal for family, guests, or additional workspace. The first floor also benefits from two bathrooms, ensuring convenience for busy households, along with a central landing that enhances the sense of space.

OUTSIDE:

The property benefits from a beautifully maintained outdoor retreat, perfectly blending functional entertaining spaces with greenery. Directly accessible via the French doors, a spacious stone-paved patio provides the ideal spot for outdoor dining and hosting. The garden includes a dedicated side access gate and a discreet storage area for garden essentials.

Externally, the property further benefits from driveway parking and a garage, completing this ideal family home.

INFORMATION:

Council Tax: Band E - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Ultrafast Full Fibre Available Within This Postcode, Fibre to the Premises.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

exclusive.encroach.scar

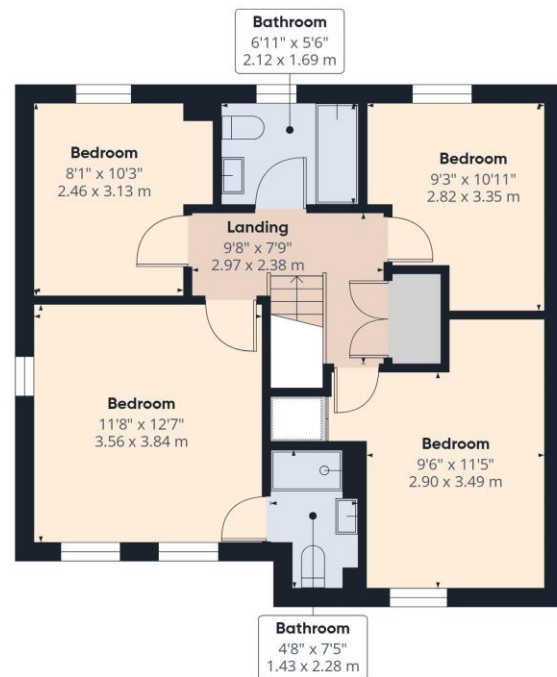


AT A GLANCE:

- Four bedrooms
- Detached family home
- Spacious kitchen/diner
- Separate living room and home office
- Utility room and ground floor WC
- Two bathrooms on the first floor
- Garage
- Off-street parking
- Solar panels
- Electric car charger
- Located in the popular Braid Park development

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: E
- Mains electric, gas, water and drainage.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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