



Canberra Crescent, Tiverton, EX16 4FS

A beautifully presented four-bedroom detached home situated within the sought-after Braid Park development on Canberra Crescent, Tiverton, offering generous and flexible accommodation ideal for modern family living.

Winkworth

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DESCRIPTION:

Situated within the sought-after Braid Park development on Canberra Crescent, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living and built with a striking stone facade.

The ground floor features a welcoming entrance hall leading to a bright living room with feature fireplace. A generous kitchen/dining room with direct access to the rear garden, a useful study perfect for home working, and a convenient cloakroom/WC. The current owners also opted for upgraded kitchen appliances including a wine fridge when purchasing the property, enhancing functionality of this excellent family space.

On the first floor, the property offers four bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom serving the remaining bedrooms.

Externally, the home benefits from an enclosed rear garden, providing an excellent space for outdoor dining and relaxation. A detached garage and driveway parking further enhance the practicality of this attractive family home. The current owners have also installed an EV charging point on the driveway, offering added convenience for electric vehicle owners.

The current owners have done this property up to an exceptional standard. Offering stylish, contemporary décor, high-quality finishes, and a turnkey condition, the property is ready for its next owners to move straight in and enjoy. The bright and spacious accommodation perfectly combines modern family living with elegant design, creating a home that is both practical and welcoming. Early viewing is highly recommended to fully appreciate the quality, space, and attention to detail on offer.

Conveniently located close to local amenities, schools and transport links, this excellent property combines comfortable living space with a popular residential setting, making it an ideal choice for families and professionals alike.

INFORMATION:

Council Tax: Band E - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

NHBC warranty of approximately 6 years.

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:-

officers.relishing.trio



AT A GLANCE:

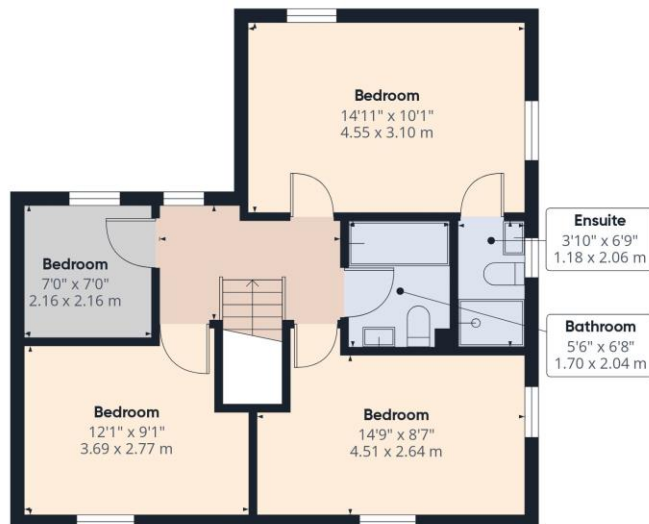
Detached property with stone faced facade
 Bright living room with feature fireplace ideal for everyday family living.
 Generous kitchen/dining room with access to the rear garden and upgraded kitchen appliances.
 Separate study area
 Principal bedroom benefiting from an en-suite shower room.
 Three further bedrooms served by the family bathroom.
 Enclosed rear garden
 Garage and driveway parking
 EV charging point

PROPERTY INFORMATION:

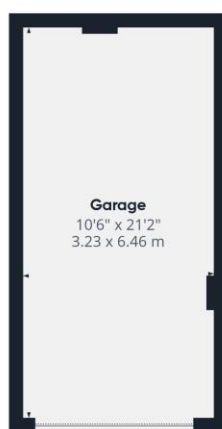
Freehold
 Council tax Band: E
 Mains electric, gas, water and drainage.



Ground Building 1



Floor 1 Building 1



Ground Building 2

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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