



Canberra Crescent, Tiverton, EX16 4FS

Asking Price £425,000

A beautifully presented detached house boasting four bedrooms, situated discreetly within the sought-after Braid Park Development.

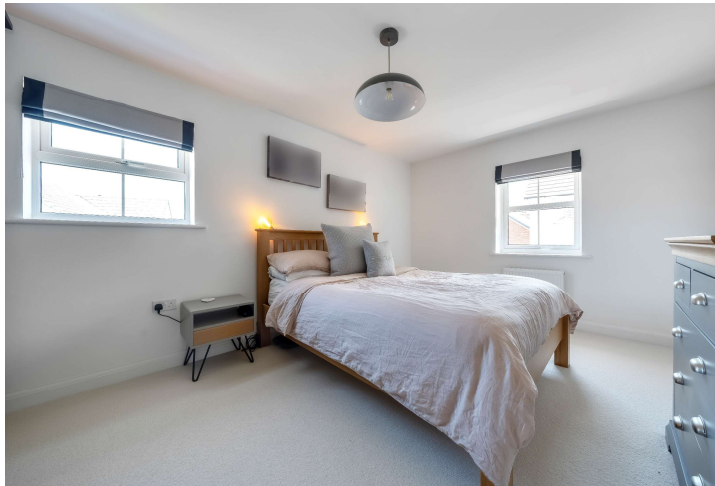
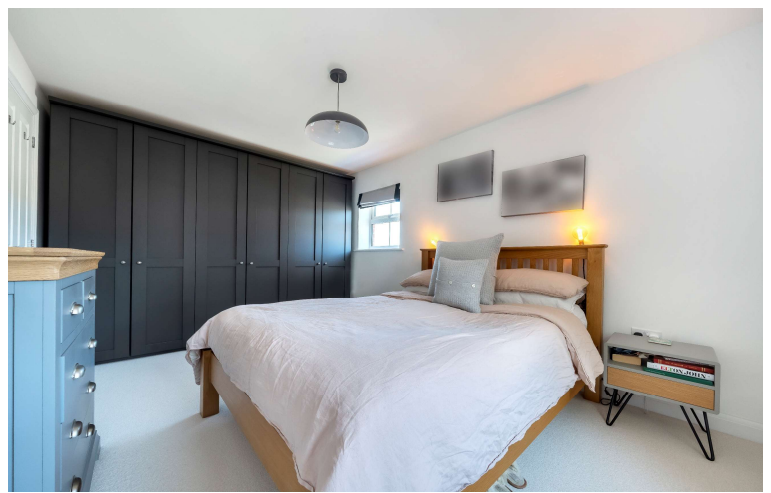
Winkworth

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DESCRIPTION:

Nestled on the outskirts of Braid Park in Tiverton, this charming, detached residence offers four bedrooms. Conveniently close to Tiverton town centre and within walking distance of Blundell's private school and the Grand Western Canal, this property warrants a viewing to truly grasp its appeal.

As you step inside, the first reception room greets you on the left, featuring spacious dimensions and double French doors opening directly onto the rear garden. On the right-hand side, a second reception room awaits, versatile enough to serve as an office, playroom or as currently used, a dining room. Straight ahead, the staircase beckons, leading to the first floor. Continuing through the entrance hall, you'll encounter the downstairs WC complete with a hand basin. The kitchen presents an excellent space for entertaining friends and family, boasting high-quality finishes throughout, integrated appliances, a freestanding island, ample room for a family-sized dining table, and French patio doors that seamlessly connect to the rear garden.

The superior quality extends to the first floor, comprising three double bedrooms with built-in storage, along with a master bedroom featuring an ensuite bathroom, as well as an additional generously sized single room. Completing this level is a bright, contemporary bathroom equipped with a shower over the bath and a heated towel rail.

OUTSIDE:

The fully enclosed rear garden features a predominantly lawned area complemented by a spacious decking area. A side access gate leads to the off-road parking and garage. The garage has been boarded, offering ample additional storage space. This rear garden serves as an ideal spot to unwind and savour summer evenings.

NHBC warranty of approximately 8.5 years.

Council Tax: Band E - Mid Devon

Services: Mains electric, water and gas.

Broadband: Ultrafast Full Fibre Broadband Available Within This Postcode, Fibre to the premise. Checked on Openreach 03.04

Mobile Signal: You are likely to get good coverage. Checked on Ofcom 03.04

Tenure: Freehold

Directions -

what3words - [awakening.commands.recorder](https://www.what3words.com/)

This property has restricted covenants, please ask us for further details.



DESCRIPTION:

- Detached property
- Spacious kitchen/dining room
- Master bedroom with ensuite
- Three further bedrooms
- Family bathroom with shower over the bath
- Modern
- Cloakroom
- Enclosed garden
- Garage

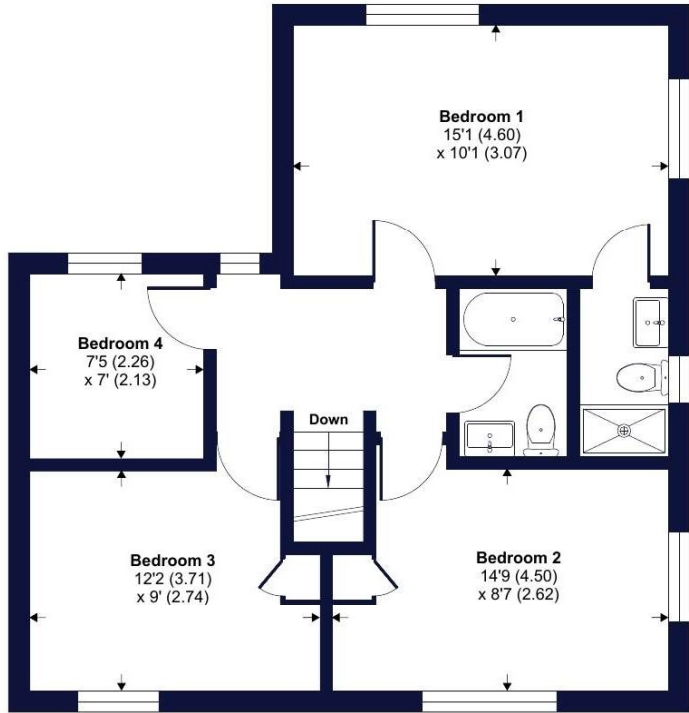
PROPERTY INFORMATION:

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

Canberra Crescent, EX16

Approximate Area = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 989038



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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