



Clarissa Close, Tiverton, EX16 4FW

A stunningly presented four bedroom detached house with a large living space, garage and private rear garden located within the Braid Park development.

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DESCRIPTION:

An exceptional opportunity to acquire a new four-bedroom detached residence, located within the desirable Braid Park development in Tiverton. This impressive property has been designed to a high specification throughout, offering a superb balance of style, space, and practicality.

The ground floor is centred around a generous open-plan kitchen/dining room, finished to a contemporary standard with modern fittings and ample space for both family living and entertaining. A bright and spacious living room provides an additional reception area, while a cloakroom and utility complete the ground floor accommodation.

To the first floor, there are four well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a family bathroom appointed with high-quality fixtures.

OUTSIDE:

Externally, the property enjoys a large landscaped garden, ideal for outdoor living and entertaining. A substantial garage, two private parking spaces, and the added benefit of an EV charging point further enhance this home's appeal.

Situated within easy reach of Tiverton's amenities, reputable schools, and excellent transport links, this residence represents an outstanding opportunity for those seeking a modern home in a prime location.

Council Tax: Band E - Mid Devon

Services: Mains electric, water and gas. Broadband: Ultrafast Full Fibre Broadband Within This Postcode. (checked on Openreach 18.09) Fibre to the premises.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 18.09)

Tenure: Freehold

Directions:- Using the what3words app, search:-

///roadshow.infinite.pigtails

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 we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.

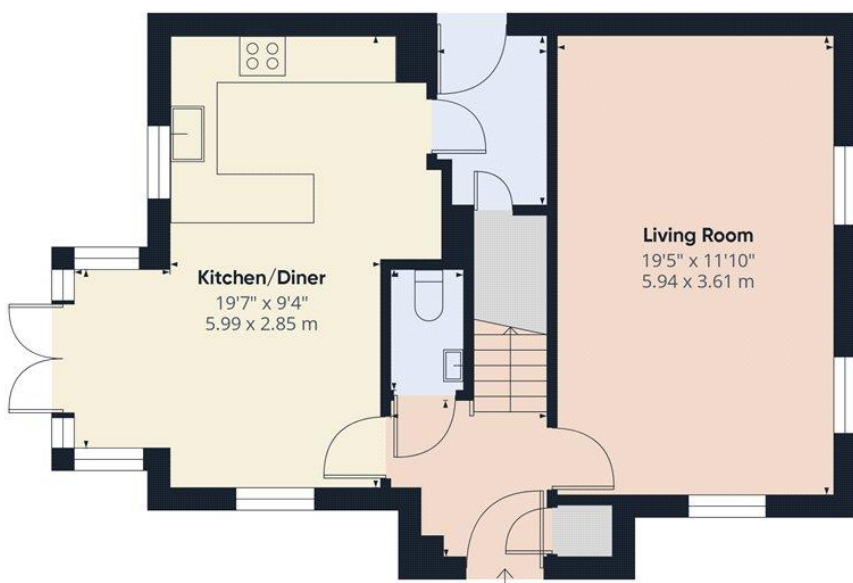


AT A GLANCE:

Spacious open-plan modern kitchen/dining room.
 Bright and generous living room.
 Principal bedroom with en-suite shower room
 Family bathroom with contemporary fittings
 Large landscaped garden separate area for storage.
 Substantial garage with two private parking spaces
 EV charging point for electric vehicles
 Utility room and ground floor cloakroom
 Conveniently located close to Tiverton town centre,
 local schools, and transport links

PROPERTY INFORMATION:

To be advised
 Council tax Band: E
 Mains electric, gas, water and drainage.



Ground



Floor 1

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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