Asking Price £315,000

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18 Braid Drive, Tiverton, EX16 4FQ

- Chain Free
- Kitchen dining room with integrated appliances
- First-floor sitting room with garden access
- Enclosed rear garden
- Close to Blundell's School
- Easy access to A361 and M5
- Utility room and WC
- 4 bedrooms, and 3 bathrooms
- Parking for two cars

18 Braid Drive, Tiverton EX16 4FQ

A modern three-storey home on the Braid Park development, well placed for Blundell's School, Tiverton amenities and the A361 link road to Junction 27 of the M5. The property offers a kitchen/dining room, first-floor sitting room, four bedrooms including an ensuite main bedroom, an enclosed rear garden and parking for two cars. Offered with No Onward Chain

4 3 2 B Council Tax Band: D







Situated on the Braid Park development on the outskirts of Tiverton, this modern three-storey house offers well-arranged accommodation within easy reach of Blundell's School and the A361 link road, providing quick access to Junction 27 of the M5 and Tiverton Parkway railway station. The development is a popular residential area with a mix of family homes and green spaces, and is conveniently placed for local amenities in the town.

The property is arranged over three floors and built into a gently sloping landscape. On the lower ground floor, a generous entrance hallway provides a practical welcome space with a built-in storage cupboard. There is a utility room with plumbing for appliances, a downstairs WC, and a large kitchen/dining room fitted with an integrated cooker with a gas hob above, an integrated fridge freezer and a dishwasher, with ample room for a dining table.

Stairs rise to the ground floor, where there is a light and comfortable sitting room with patio doors opening directly onto the rear garden. This floor also includes a double bedroom with a fitted wardrobe and a separate shower room, offering flexibility for use as a guest room, home office or additional living space.

On the second floor, the main bedroom includes a fitted wardrobe and an en-suite shower room. There is a further double bedroom, also with a wardrobe, a single bedroom, and a family bathroom serving this level.

Outside, the property has allocated off-road parking for two cars at the front. The rear garden is enclosed and laid mainly to lawn with a small patio area adjoining the house, providing a straightforward and manageable outdoor space.

Tenure:
Freehold

Services:
Mains electricity, gas, water, and drainage.

Council Tax:
Band D

Local Authority:
Mid Devon District Council 01884 255 255

Directions

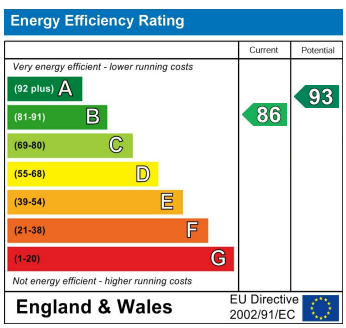
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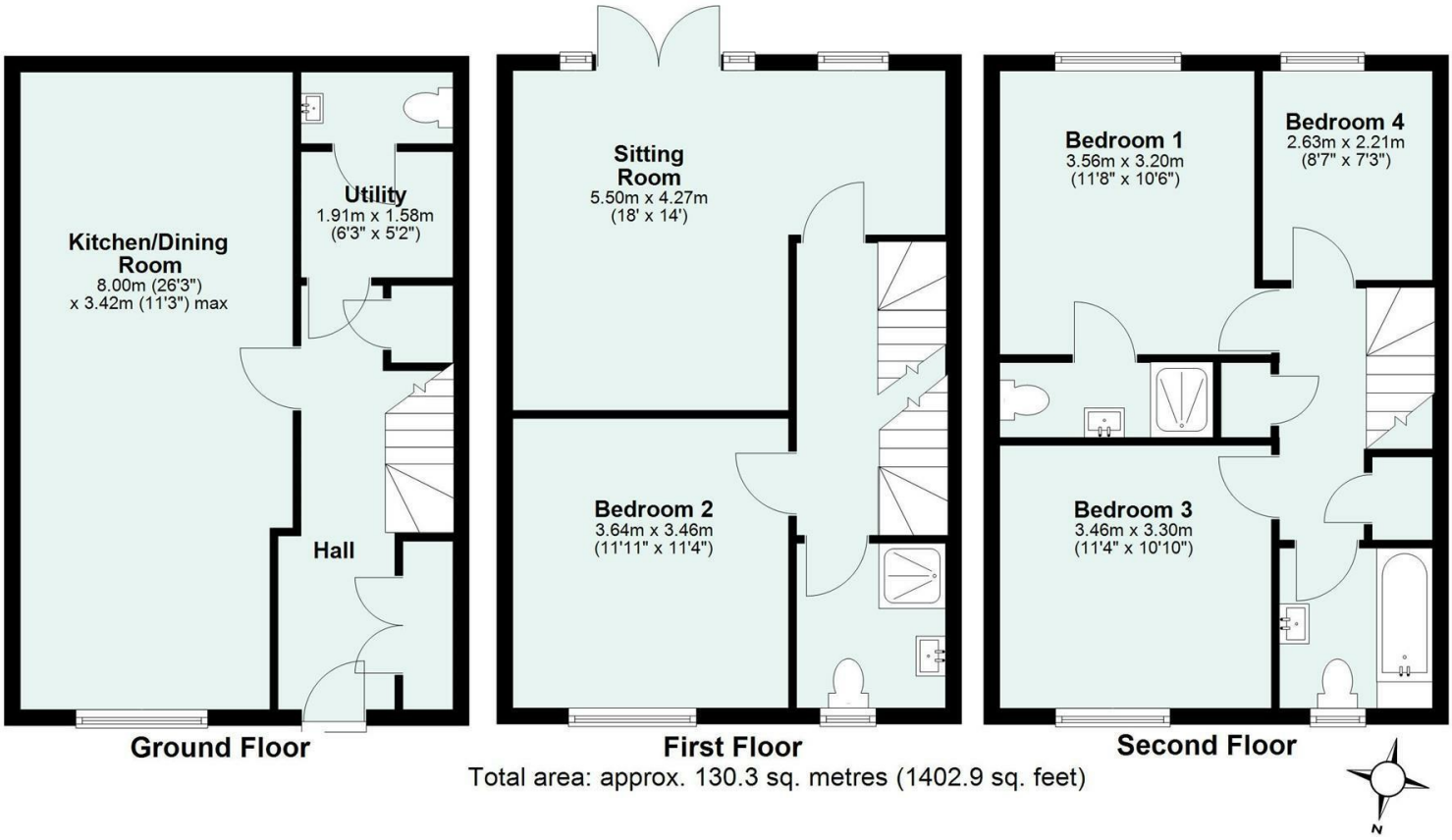
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.



EPC Rating: B





Total area: approx. 130.3 sq. metres (1402.9 sq. feet)



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