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31 Enterprise Avenue

31, Enterprise Avenue, Tiverton, Devon EX16 4FP



Tiverton 3 miles | M5 (J27)/ Tiverton Parkway 5 miles | Exeter 17 miles.

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A modern three-bedroom home located on the edge of Tiverton, offered to market with no onward chain.

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- End of Terrace Family Home
- Three Bedrooms
- Large Master Bedroom with Ensuite
- Enclosed Rear Garden
- Carport & Off-Road Parking
- Built in 2022
- No Onward Chain
- Excellent Transport Links
- Council Tax Band B
- Freehold

Guide Price £310,000

### SITUATION

Located on the Eastern outskirts of Tiverton, approximately 1.5 miles from the town centre, this property is within easy reach of the town's wide range of amenities including both private and state schooling, a leisure centre, hospital, bank/building societies, shops and supermarkets catering for a variety of needs. Blundells school and the golf club are both within walking distance, as is open countryside and the Tiverton canal towpath.

A prime location of easy transport links with North Devon Link Road, M5 (Junction 27) and Tiverton Parkway Railway station all being within 5 miles, whilst Exeter Airport is within 22 miles. All providing uncomplicated access to main transport links whether it be by road, rail or air.

### DESCRIPTION

A well-proportioned three-bedroom family home set across three storeys, offering off road parking, carport and enclosed rear garden. Conveniently located on the edge of town and offered to market with no onward chain.

### ACCOMMODATION

The entrance door opens to a well-proportioned hallway, with laminate flooring running cohesively throughout the ground floor. The modern kitchen lies to the front of the property offering gloss white wall and base units, electric oven, four-ring gas hob with extractor over and space for further appliances. Whilst to the rear, the spacious sitting room houses double doors opening to the patio beyond. There is also a cloakroom with wash basin and WC located off the entrance hallway.

Stairs rise to the first floor landing, off which can be found two large double bedrooms and the family bathroom comprising of bath with shower over, wash basin and WC.

Stairs rise again to the large master bedroom, running the full depth of the property, with walk-in storage and en suite offering shower, wash basin and WC.

### OUTSIDE

To the front of the property is an area of lawn and a paved path to the entrance door. The driveway and carport sit to the side of the property, providing parking for up to 3 vehicles.

The rear garden is a split level lawn with a patio directly behind the property perfect for relaxing on a warm afternoon. A side gate gives access to the car port.

### MANAGEMENT CHARGES

Management Company: Remus  
Annual Service Charge for 2025: £245.82

### SERVICES

Mains electricity, water, gas and drainage.  
Gas central heating.  
Ofcom predicted broadband services -  
Standard: Download 8Mbps, Upload 1Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited): Three, EE, O2 & Vodafone. External: Three, EE, O2 & Vodafone.  
Local Authority: Mid Devon District Council.

### VIEWINGS

Strictly by appointment with the agent please.

### DIRECTIONS

From M5 (Junction 27) proceed west bound on the North Devon Link Road (A361). Take the second exit, signposted Post Hill and upon reaching the roundabout, take the first exit. At the crossroads, turn left and continue for 0.3 miles, taking the second left on to Enterprise Avenue. After approximately 175 yards, the property can be found on the left-hand side.

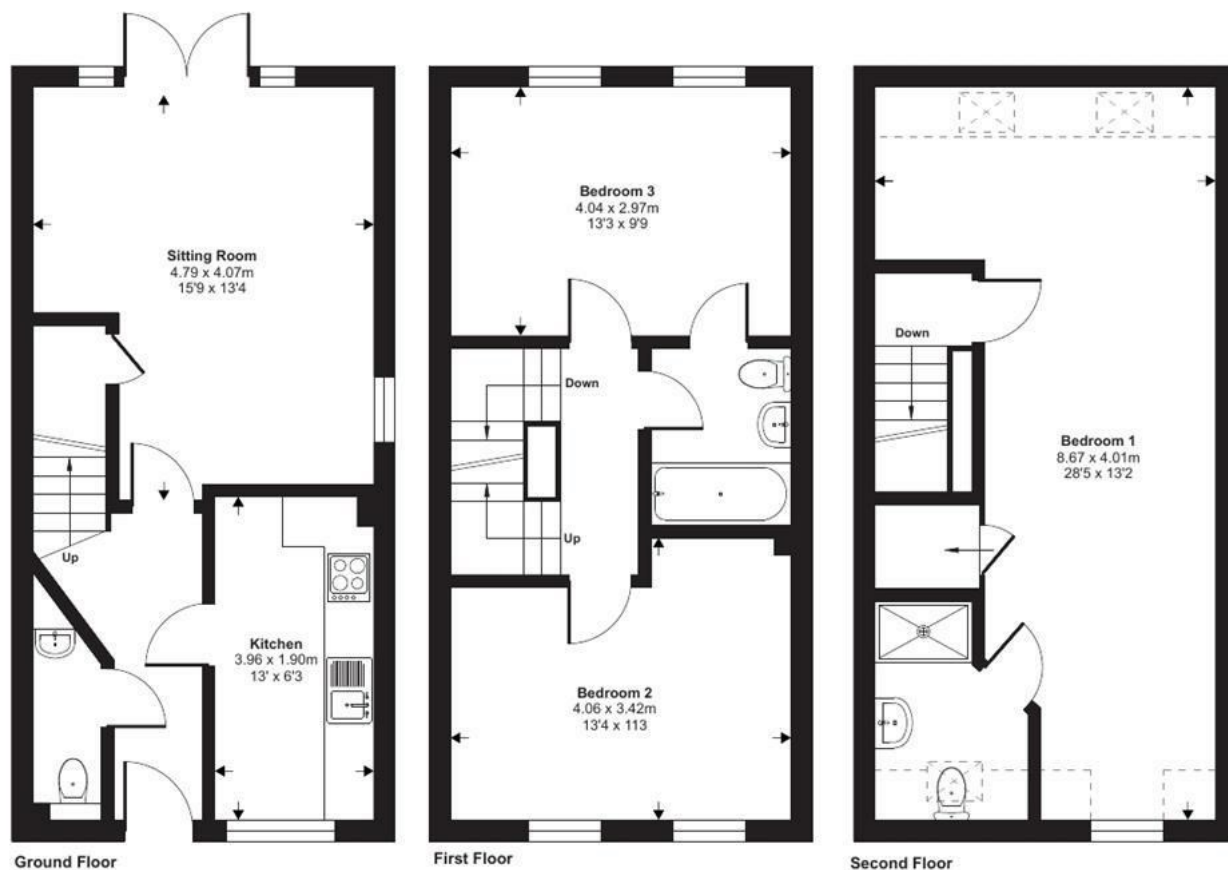


Approximate Area = 1102 sq ft / 102.3 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1149 sq ft / 106.6 sq m

For identification only - Not to scale

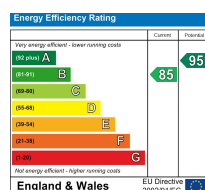


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1277913

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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