



10 Champion Way

Tiverton

Situated in a highly desirable location in the sought-after Champion Way, Braid Park, Tiverton, Devon, this nearly new semi-detached family home in...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Large Lounge
- Highly Desirable position in Braid Park
- David Wilson Built Development
- Lovely Three Bedroom Family Home
- Family Bathroom, Cloakroom and En suite Shower room
- Private Parking Spaces
- Landscaped West Facing Rear Garden
- Safe Cul de sac Position
- Walk to Tiverton Golf Club or Popular Dog walking paths
- Spacious Kitchen/Dining Room



Situated in the highly sought-after **Braid Park** development, this beautifully presented three-bedroom semi-detached home offers stylish, modern accommodation throughout, together with off-road parking for two vehicles and a low-maintenance west-facing rear garden. Ideal for first-time buyers, growing families or those looking to downsize, the property is ready to move straight into.

Upon entering the property, you are welcomed into a bright entrance hallway featuring attractive wood-effect LVT flooring, which continues throughout much of the ground floor, together with a radiator, telephone point and doors leading to the principal accommodation.

The cloakroom is fitted with a contemporary white suite comprising a low-level WC and pedestal wash hand basin with tiled splashback, together with a radiator and extractor fan.

The spacious lounge enjoys a large front-facing window overlooking the property's parking area, creating a bright and inviting living space. The room benefits from two radiators, media points, a useful understairs storage cupboard, and an internal hallway with stairs rising to the first floor.

To the rear of the property is the impressive kitchen/dining room, offering an excellent space for both everyday living and entertaining. Double doors open directly onto the rear patio, while a large window provides attractive views across the garden. The kitchen is fitted with a range of modern base and wall-mounted units with wooden work surfaces, a single drainer sink with mixer tap, tiled splashbacks, inset spotlights and a stainless steel splashback. Integrated appliances include a four-ring gas hob with electric oven beneath and a dishwasher, with additional space and plumbing for a washing machine and fridge/freezer. The dining area comfortably accommodates a family dining table and benefits from a radiator.

The first-floor landing provides access to the loft, an airing cupboard and all first-floor accommodation.

Bedroom One is a generous principal bedroom overlooking the rear garden through dual windows, creating a light and airy feel. The room benefits from a radiator and its own en-suite shower room.

The en-suite comprises a modern white suite featuring a low-step shower cubicle with Mira electric shower, pedestal wash hand basin with mixer tap, low-level WC, heated towel rail, shaver point, extractor fan and wood-effect flooring.



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Bedroom Two is a spacious double bedroom positioned at the front of the property and includes a built-in mirrored wardrobe with hanging rail and shelving, together with a radiator.

Bedroom Three is a well-proportioned single bedroom overlooking the front aspect and benefits from a radiator, making it ideal as a child's bedroom, guest room or home office.

The family bathroom is beautifully appointed with a modern white suite comprising a deep panelled bath with mixer tap, thermostatic rainfall shower and separate handheld attachment, low-level WC, pedestal wash hand basin, heated towel rail, extractor fan, tiled splashbacks and attractive wood-effect flooring.

Externally, the property occupies a tucked-away position within a quiet cul-de-sac serving just two homes. To the front is driveway parking for two vehicles.

The west-facing rear garden has been thoughtfully landscaped for ease of maintenance and year-round enjoyment. A generous patio spans the width of the property, providing the perfect space for outdoor dining and entertaining, with a pathway leading to the side access gate. The remainder of the garden is laid to high-quality artificial lawn, complemented by well-stocked flower borders containing a variety of plants and shrubs. Additional features include an outside tap, external power points and a useful storage shed.

Beautifully presented throughout and occupying an enviable position on the ever-popular Braid Park development, this superb home offers modern living in a convenient location close to local amenities, schools and transport links.

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



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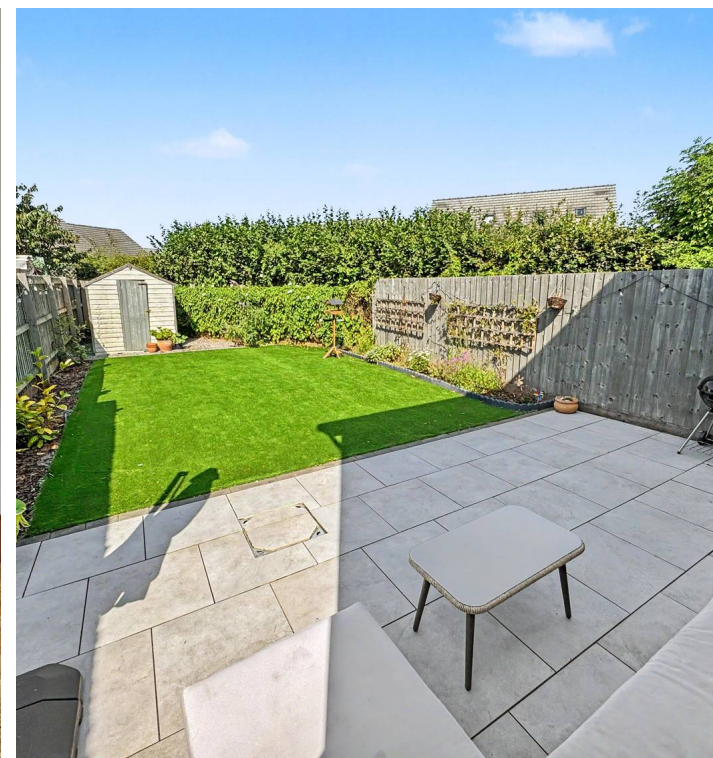
HELP WITH YOUR MORTGAGE?

At Diamond Estate Agents, we're proud to work alongside the award-winning Mortgage Quarter. Charlie is in branch to guide you through every stage of the home-buying journey, keeping things straightforward and stress-free. With expertise in affordability and budgeting, Charlie searches the entire market to help you secure the mortgage that truly fits your circumstances. We offer a free, no-upfront-cost chat to explore your options and see how we can help and support you with your home buying goals.

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, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government



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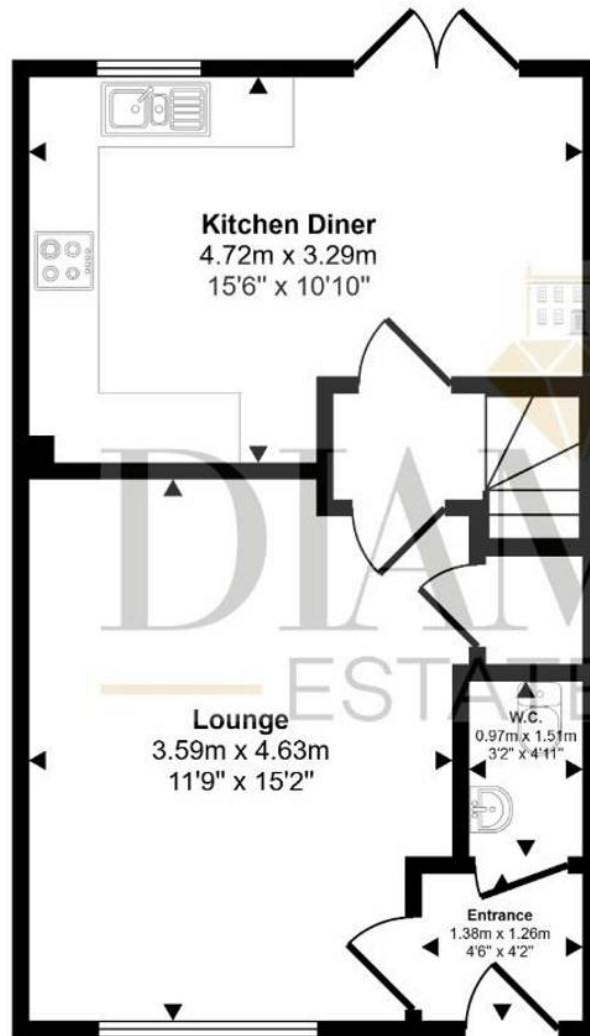
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to THE MORTGAGE QUARTER Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

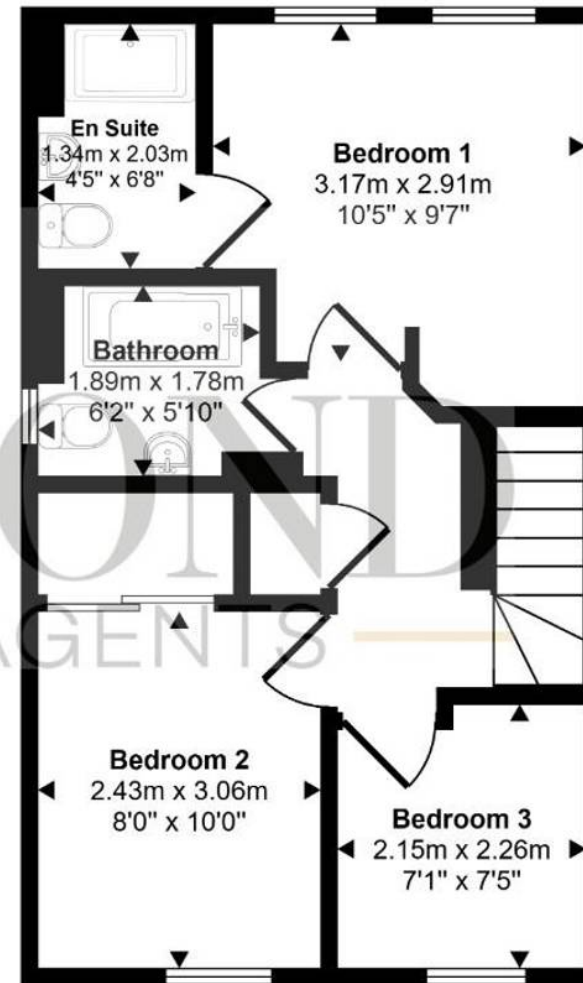
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft



First Floor
Approx 38 sq m / 411 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Diamond Estate Agents

13 Fore Street, Tiverton - EX16 6LN

01884 253484 • hello@diamondagent.co.uk • www.diamondagent.co.uk/