



63 Melbourne Street, Tiverton, EX16 5LD
Guide Price £200,000

Welden
Edwards
Supporting your every move

Offered to the market for the first time in almost 50 years is this substantial, Grade II listed four bedroom house in need of renovation. With a enviable leased garden to the side, once complete this property would make a great family home!

Description

Accessed via a gate from the footpath, the front door of this property is accessed via a footpath flanked by the garden on the left.

Double fronted, the house looks grand. The central front door opens into an welcoming entrance hall with a meandering staircase with storage space underneath. To the right, the lounge is duel aspect, enjoying plenty of light with a fireplace.

To the left of the hallway is a dining room overlooking the garden, leading through to the kitchen. On from the kitchen is the bathroom plus additional storage rooms.

The curved staircase, a real highlight of this home, leads up to the first floor. The first floor offers two bedrooms, both enjoying the same tall ceilings as downstairs. A second staircase leads to the top floor with a further two bedrooms, both enjoying great far reaching views.

Services, Council Tax & Tenure

Mains electricity, water and drainage. Council tax band D.

Freehold tenure. Approx. half the garden is leased at a sum of £20 per annum.

Tiverton

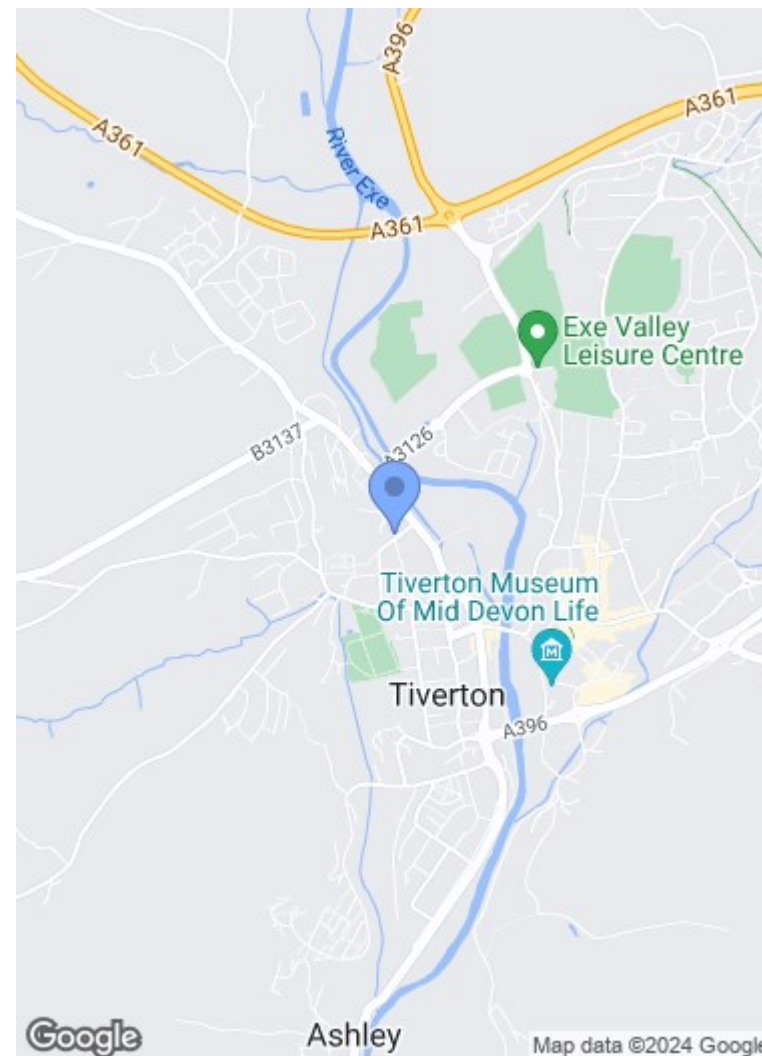
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

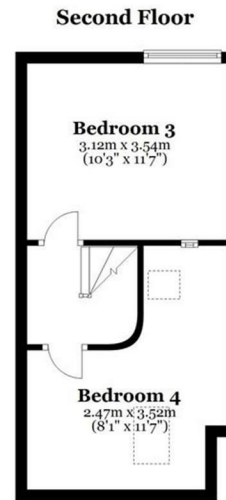
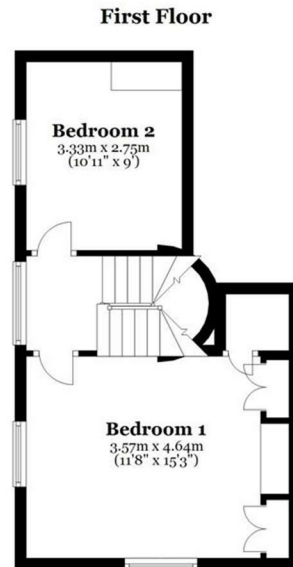
Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



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

- Sold via Online Auction
- In need of renovation
- Spacious lounge
- Downstairs bathroom
- Outhouse/buildings
- Beautiful features
- Large garden (see lease info)
- No onward chain
- EPC rating G



This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



