



**7 Park Street, Tiverton , Devon EX16 6AW**  
**Asking Price £198,000**

Welden  
**Edwards**  
*Supporting your every move*



Offered to the market with No Onward Chain is this fantastic two bedroom cottage located a stones throw from the town centre.

**Description**

As you step through the front door, you are greeted by a warm and inviting lounge/diner, featuring the added luxury of a wood burner that creates a cosy atmosphere during the colder months. The lounge flows seamlessly into the kitchen, which boasts a stylish array of wall and base units, complemented by an integrated oven and hob. A door from the kitchen leads you to the rear of the property, enhancing the convenience of this lovely home.

Heading up to the first floor, you'll discover Bedroom One, a generously sized double room that offers plenty of space for your bedroom furniture and personal touches. To the right of the landing, you'll find the well-appointed bathroom, which features a spacious layout complete with a bath and shower overhead, a WC, and a hand basin. Conveniently tucked away, a door from this bathroom leads to the stairs that ascend to Bedroom Two, another beautifully sized double bedroom, ensuring ample accommodation for family or guests.

**Council Tax, Tenure & Services**

Council Tax Band - A  
Freehold  
All Mains Connected

Ofcom approx Broadband Speeds: Standard 18 Mbps & Ultrafast 900 Mbps  
Ofcom approx Mobile Signal: EE & Three - Limited  
O2 & Vodafone - Likely

**Sales Enquiries**

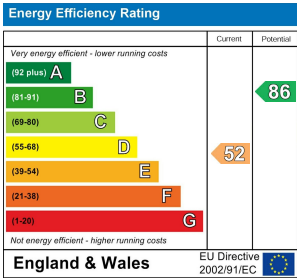
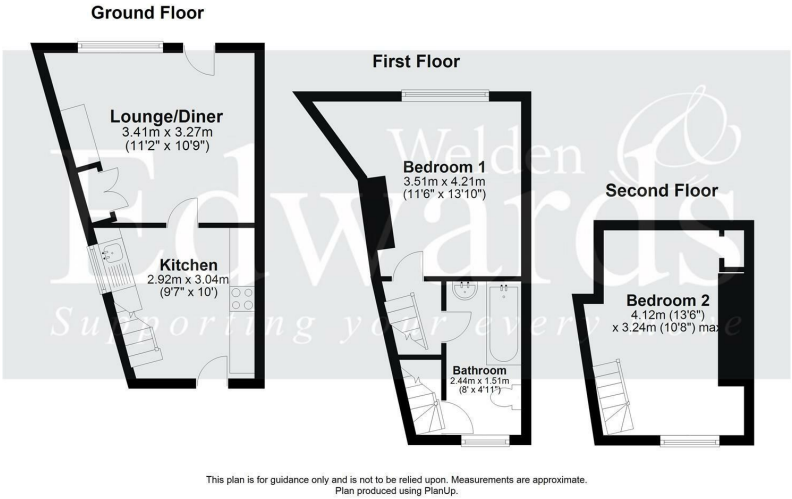
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

**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.

**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.



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