



14 Wellbrook Street, Tiverton, EX16 5JW  
Asking Price £220,000

Welden   
**Edwards**  
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*A beautifully restored three-bedroom Grade II listed home brimming with character and charm, perfectly positioned just moments from the town centre. Thoughtfully renovated throughout by the current owners, it offers an exceptional blend of period elegance and modern comfort, creating a move-in-ready home of remarkable quality.*



## Description

Stepping through the front door, you enter a welcoming entrance hall with practical space for coats and shoes. To the left sits the charming lounge, featuring original wooden flooring and the cosy luxury of a wood-burner — an inviting retreat during colder months.

At the rear of the hall, a door opens into the elegant dining room, also boasting original wood flooring and fitted storage cupboards flanking a characterful feature fireplace. This generous room easily accommodates a 6–8 seater dining table. A further door leads to a useful cloakroom housing the gas boiler. From the dining room, an archway flows into the upgraded kitchen, complete with a range of wall and base units, an integrated double oven, hob and dishwasher, and a handy utility area offering additional storage and plumbing for a washing machine. A rear door provides access to the shared courtyard.

Heading up to the first floor, you'll find two double bedrooms and the family bathroom. Bedroom Two is bright and airy, enhanced by exposed wooden flooring and built-in storage. Bedroom Three is another spacious double, offering plenty of room for furnishings. The family bathroom is beautifully finished, featuring a bath with shower over, WC, and hand basin.

Ascending to the second floor, you arrive at the impressive Bedroom One — a stunning, light-filled space with its own ensuite, including a shower cubicle, WC, and hand basin. The room's generous proportions are complemented by cleverly designed storage tucked into the lower-height areas, while exposed beams and brickwork highlight the home's character.

Outside, the shared courtyard provides a practical area for the log store.

The property has been thoughtfully renovated throughout, blending modern comfort with its original historic charm, creating a home that feels both stylish and full of character.

## Council Tax, Services & Tenure

Council Tax Band - A

Freehold

All Mains Connected

The front of the property is Grade II Listed

Ofcom Broadband Speeds - Ultrafast 1800 mbps

Ofcom Mobile Signal - O2 Limited - EE, Three & Vodafone - Likely

## 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.

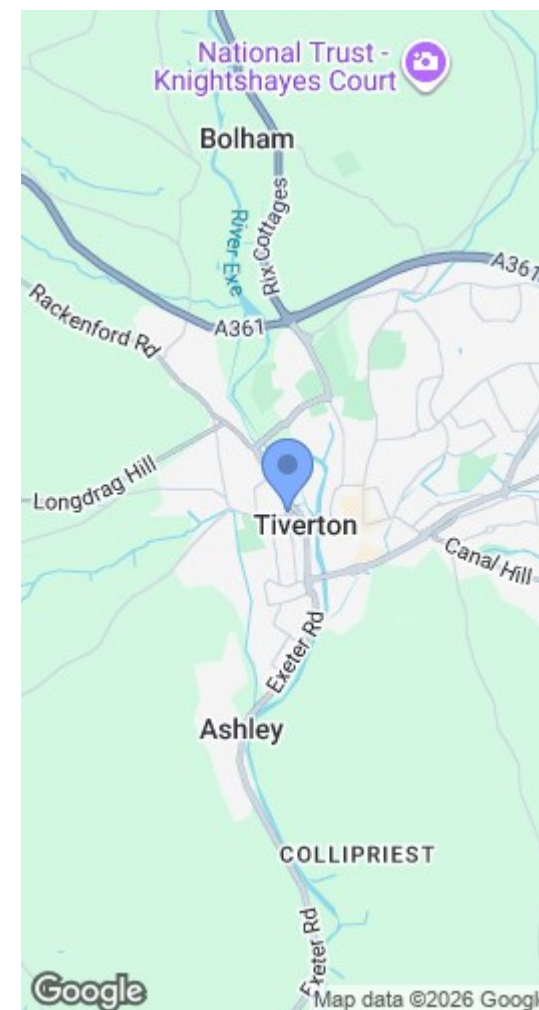
## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@wedenedwards.co.uk](mailto:sales@wedenedwards.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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







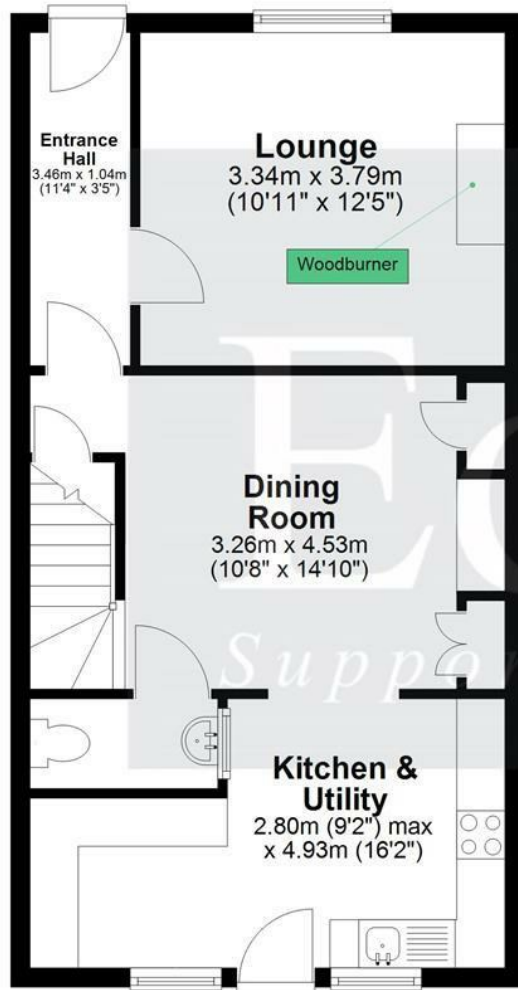






## Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



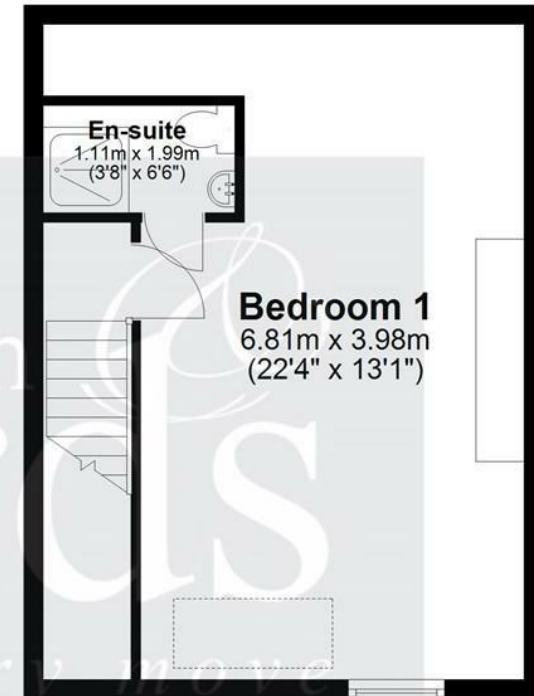
## First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



## Second Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)

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