



**Castle Street, Tiverton EX16 6RG**





**welcome to**

## **Castle Street, Tiverton**

Well presented mid terrace period property oozing with character set within one of Tiverton's most historic street locations. This deceptively large property comprises of two bedrooms, an attic room, spacious lounge, dining room, kitchen, basement and courtyard. Recently decorated. NO ONWARD CHAIN

### **Description**

If you are looking for a comfortable home within close proximity of the town centre and local amenities this house is well worth a look. This is a deceptively spacious property with plenty of character and period features. The ground floor accommodation flows as a second bedroom/study to front, dining room and kitchen. Hidden stairs lead down to a basement/storage room. Completing the ground floor is access to an inner courtyard which provides space for bins and a small table.

On the first floor is a large open living room with exposed beams and a wood burner. The modern family bathroom and master bedroom will be found on this floor, with stairs leading to the second floor attic room which has previously used as a bedroom. The property has recently been re-decorated and has the benefit of new carpets throughout along with a new boiler being fitted in 2021. To fully appreciate all this home has to offer, Call Fox & Sons today to arrange a viewing!

### **Entrance Hall**

Wooden door to front opening into the entrance hall, doors to study/bedroom two, dining room and basement, radiator.

### **Study/bedroom Two**

7' 2" x 10' 8" ( 2.18m x 3.25m )

Single glazed window to front, feature fireplace, open fire with shelving either side.

### **Dining Room**

12' 10" Max x 9' 9" Max ( 3.91m Max x 2.97m Max )

Double glazed window to rear. Exposed beams, radiator, door to basement.

### **Rear Hallway**

UPVC door to courtyard, wall lights, exposed brick, radiator, door to kitchen, stairs to first floor.

### **Kitchen**

11' 2" x 11' 10" Max ( 3.40m x 3.61m Max )

Double glazed window to side. The kitchen has a range of wall and base units with work surfaces over, Belfast sink and drainer, tiled splash back, cooker with extractor fan over, space for dishwasher and tumble dryer, original bread oven, under stairs cupboard, radiator.

### **Lounge**

23' 11" Max x 11' 2" ( 7.29m Max x 3.40m )

Two double glazed windows to side. Wood burning stove, exposed beams, wall lights, television point.





### **Landing**

Double glazed window to side. Stairs from ground floor, cupboard housing central heating boiler which was fitted in 2021, radiator.

### **Bedroom One**

10' 10" Max x 11' 1" ( 3.30m Max x 3.38m )  
Single glazed window to front. Two built in cupboards.

### **Bathroom**

Double glazed window to side. Wash hand basin, WC, jacuzzi bath with electric shower over, heated towel rail, shaver point.

### **Attic Room**

17' 9" Max x 10' 6" Max ( 5.41m Max x 3.20m Max )  
Double glazed window to side, central stair case, radiator.

### **Basement**

11' 10" x 10' 9" ( 3.61m x 3.28m )  
Lower ground floor. Stairs from ground floor.  
Double glazed window, fire place, tap, radiator.

### **Rear Courtyard**

Walled courtyard with space for bins and small table.

### **Services**

Mains electric, gas, water and drainage.

Council Tax Band B

### **Parking**

On street parking available in vicinity of property.

### **Location**

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

### **Office Hours**

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed



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## Castle Street, Tiverton

- Period Property
- No Onward Chain
- Central, Level Location
- New Carpets Throughout
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers in excess of

**£180,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
TVT104586 - 0011

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fox & sons



**01884 256041**



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



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