



**Park Terrace, Tiverton EX16 6RL**

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## **Park Terrace, Tiverton**

This is a great opportunity to acquire this mid terrace Victorian period property, situated in a convenient location within close proximity to People's Park, Tiverton Pannier Market and the Town Centre. With three bedrooms, lounge, dining room, spacious kitchen, utility/cloakroom and rear garden.

### **Description**

This Victorian mid terraced property offers spacious family accommodation set over three floors. With stripped wood flooring and period features throughout including an impressive feature fireplace in the front sitting room.

The ground floor accommodation comprises of a front aspect lounge leading through to the dining room. The dining room opens to the courtyard with access to a slightly elevated walled rear garden. There is a fitted kitchen which has a range of wall and base units and is of a great size. Completing the downstairs accommodation is a cloakroom/utility with plumbing for washing machine. On the first floor there are two double bedrooms, family bathroom with bath and shower over. Completing this floor is an airing cupboard. Further stairs lead to the spacious master bedroom on the second floor which has a velux style window and eaves storage.

Overall this great property has a mixture of traditional and modern features which has the potential to be a beautiful family home. Viewing is highly recommended!

### **Entrance Porch**

Door to front, door to entrance hall.

### **Entrance Hall**

Stairs to first floor. Under stairs cupboard, doors to all rooms, radiator.

### **Lounge**

12' x 11' 6" ( 3.66m x 3.51m )

Double glazed window to front. Feature fireplace, wooden floor, open plan to dining room.

### **Dining Room**

11' x 10' 10" ( 3.35m x 3.30m )

Doors to rear, built in cupboard, wooden floor, radiator.

### **Kitchen**

Two double glazed windows to side. The kitchen has a range of wooden wall and base units with work surfaces over, one and a half bowl sink with drainer, built in cooker with electric hob, under counter space, radiator.

### **Utility/ Cloakroom**

Sink, under counter space, space and plumbing for washing machine, WC, wall hung gas boiler, extractor fan.





### **Landing**

Double glazed window to rear. Stairs from ground floor storage cupboard, doors to all rooms, stairs to second floor.

### **Bedroom One**

15' x 14' 9" Max ( 4.57m x 4.50m Max )  
Velux style window. Inset spot lights, eaves storage, loft hatch, radiator.

### **Bedroom Two**

12' x 11' ( 3.66m x 3.35m )  
Double glazed window to front. Built in shelves

### **Bedroom Three**

11' x 10' 11" ( 3.35m x 3.33m )  
Double glazed window to rear. Built in shelves, radiator.

### **Bathroom**

Double glazed window to front. Wash hand basin, WC, bath with shower attachment, part tiled, heated towel rail.

### **Front Garden**

Small enclosed front garden with veranda.

### **Rear Garden**

The walled rear garden has a patio with steps up to a lawn area.

### **Services**

Mains electric, gas, water and drainage.

Council Tax Band B

### **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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## Park Terrace, Tiverton

- Three Double Bedrooms
- Large Kitchen & Utility
- Period Features
- Light & Airy Lounge
- Council Tax Band C

Tenure: Freehold EPC Rating: D

guide price

**£280,000**



Total floor area 110.4 sq.m. (1,188 sq.ft.) approx

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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