



St. Andrew Street, Tiverton EX16 6PH

welcome to

St. Andrew Street, Tiverton

Located in St Andrew Street is this three bedroom terrace home offering spacious accommodation throughout. In brief there is a kitchen/diner, breakfast room & spacious lounge. Rear garden over looking the river Exe, offered to the market with no onward chain.

This charming Grade II listed cottage is nestled in the heart of Tiverton in St Andrew Street. As you step inside, you'll be greeted by a covered entrance which leads to the front door and to the rear garden. On opening the front door you'll be greeted by the entrance hall with doors to the downstairs rooms and stairs to the first floor. The front facing lounge is cosy with an open fireplace. To the rear is the kitchen/diner which overlooks the rear garden and has plenty of space for a dining table. From here there is a breakfast room which leads out to the rear garden where picturesque river views await. The perfect spot for morning coffee or enjoying an evening glass of wine!

Upstairs, over two floors three generously proportioned bedrooms await, each with its own unique character and charm. Bedroom two features a large window that takes in the stunning river views, while the other bedrooms offer plenty of storage space and ample room for furniture.

This idyllic cottage is perfectly situated just a stroll from the centre of Tiverton, with its pannier market, and array of shops and restaurants.

To arrange a viewing or for more information, please contact Fox & Sons Tiverton.

Entrance Porch

Shared covered access, door to passage and garden.

Entrance Hall

Under stairs storage space, stairs to first floor, radiator.

Lounge

12' 9" x 12' (3.89m x 3.66m)

Single glazed window to front. The main feature in the lounge is the inglenook fireplace, television point, radiator.

Breakfast Room

8' 9" x 3' 10" (2.67m x 1.17m)

Double glazed window to rear giving views over the garden. Door to garden .

Kitchen

11' 5" x 10' 4" (3.48m x 3.15m)

The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, gas hob, space for fridge/freezer and washing machine, spot lights, door to breakfast room, radiator.

Landing

Stairs from ground floor.

Bedroom One

15' x 12' 3" Max (4.57m x 3.73m Max)

Single glazed sash window to front. Radiator.





Bedroom Two

10' 9" Max x 11' 9" (3.28m Max x 3.58m)

Single glazed window to rear. Built in storage, views over the river, radiator.

Bathroom

Single glazed window to rear. Wash hand basin, WC, bath with shower over, heated towel rail, part tiled.

Bedroom Three/Studio Room

15' 5" x 12' 11" (4.70m x 3.94m)

Double glazed window with stunning river valley views

Rear Garden

The enclosed rear garden has a decked area, raised flower beds, plants and shrubs. Views over the river.

Services

Mains electric, gas, water and drainage

Council Tax Band B

Agents Note

Please note that the property is Grade II listed.

We have been advised by the vendors there is a new slate roof and new boiler.

Location

Located not far from the centre of the thriving market town of Tiverton

The town of Tiverton provides plenty of shops, supermarkets, schools doctors and dental 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- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed



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welcome to

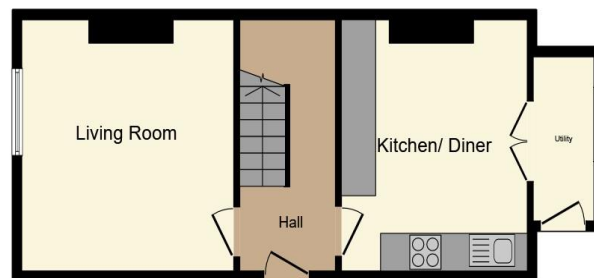
St. Andrew Street, Tiverton

- Grade II Listed Three bedroom home
- Kitchen/Diner & Breakfast Room
- Lounge with fireplace
- Rear Enclosed Garden
- NO ONWARD CHAIN

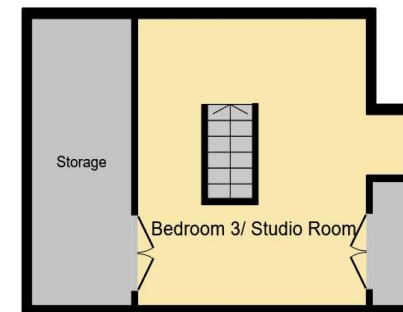
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

guide price

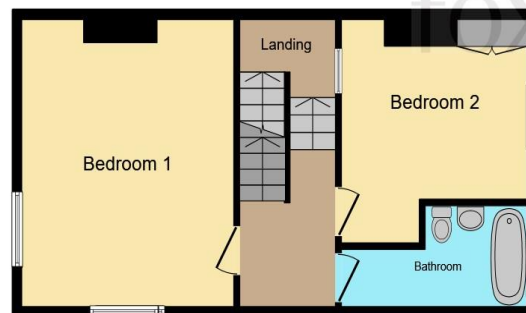
£230,000



Ground Floor



Second Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TVT105407 - 0007

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