



**Castle Street, Tiverton EX16 6RE**

**welcome to**

## **Castle Street, Tiverton**

An opportunity to acquire this deceptively spacious character home which is located in Castle Street. There are two reception rooms with high ceilings & fireplaces. A fitted kitchen & bathroom complete the ground floor. Four bedrooms, two large doubles, shower room & separate WC. Rear garden.

### **Description**

Located within Castle Street in Tiverton is this striking Grade II listed residence. Think soaring high ceilings and well portioned rooms. With many original features retained such as elegant fireplaces that reflect its architectural heritage. This home is a true gem, ideally situated just moments from the town centre, viewing is highly advised.

Arranged over three spacious floors, the home offers two grand reception rooms, perfect for entertaining, and a well-appointed kitchen at the rear. The central grand staircase adds to the home's allure, while two basement rooms present exciting potential for incorporation into the living space with the necessary permissions.

On the ground floor, you'll find a convenient bathroom, while the first floor accommodates two large bedrooms serviced by a stylish shower room. The second floor features an additional two bedrooms and a WC, providing ample space for family or guests.

The rear enclosed garden offers a private retreat, ideal for relaxation and outdoor gatherings. This deceptively spacious property is offered to the market with no chain, making it an excellent opportunity for buyers. Viewing is highly advised to fully appreciate the unique charm and character of this remarkable home.

### **Entrance Hall**

Door to front opening into the hallway with stairs to the first floor and cellar, doors to lounge and dining room.

### **Lounge**

10' 6" Max x 14' 2" ( 3.20m Max x 4.32m )  
Single glazed window to front. Feature fireplace, picture rails, radiator.

### **Dining Room**

14' 8" x 14' 2" Max ( 4.47m x 4.32m Max )  
Single glazed window to rear. Feature fireplace, picture rails, radiator.

### **Kitchen**

9' 6" x 7' 8" Max ( 2.90m x 2.34m Max )  
Single glazed window to side. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, Bosch oven and hob with extractor hood, door to the garden.

### **Bathroom**

Two single glazed windows to rear. Wash hand basin, WC, free standing bath, part tiled.





### **Landing**

Stairs from the ground floor. Doors to two bedrooms and the shower room.

### **Bedroom One**

14' 3" Max x 14' 9" ( 4.34m Max x 4.50m )  
Two single glazed windows to rear. Radiator.

### **Bedroom Two**

14' 1" x 13' 1" ( 4.29m x 3.99m )  
Two single glazed windows to front. Feature fireplace, storage, radiator.

### **Shower Room**

Wash hand basin, WC, shower cubicle.

### **Landing**

Stairs from the first floor. Velux style window, doors to two bedrooms and toilet.

### **Bedroom Three**

14' 3" Max x 11' Max ( 4.34m Max x 3.35m Max )  
Single glazed window to front. Beams. Please note there is restricted head height in this room.

### **Bedroom Four**

14' 1" Max x 12' 1" Max ( 4.29m Max x 3.68m Max )  
Single glazed window to rear. Beams, radiator.  
Please note there is restricted head height in this room.

### **Separate WC**

### **Basement Room One**

14' 7" Max x 12' 2" Max ( 4.45m Max x 3.71m Max )

### **Basement Room Two**

12' 6" Max x 13' 8" ( 3.81m Max x 4.17m )

### **Rear Garden**

The rear enclosed garden is laid mainly to lawn.

### **Parking**

On street parking available in vicinity of property.

### **Agents Note**

Please note this property is Grade II listed. We are advised that asbestos has been identified at the property. Interested parties should contact the branch for more information and make further enquiries to ensure the property meets your own individual requirements in terms of financing options and any associated costs.

### **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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## Castle Street, Tiverton

- Grade II Listed Four Bedroom Residence
- Two Reception Rooms
- Two Cellar Room
- Rear Garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Exempt

guide price

**£280,000**



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](http://www.focalagent.com)

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