



Market Terrace, Tiverton EX16 6LQ

welcome to

Market Terrace, Tiverton

Located close the market in Tiverton is this spacious mid terrace home. Which offers a great opportunity for those looking to put their own stamp on a home. Potential for families, investors, or those considering a House of Multiple Occupation (HMO).

Auctioneer's Comments

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Description

Tucked away within Market terrace you will find this spacious four bedroom home. accessed by a side door you are greeted by a small hallway. The spacious kitchen is well-equipped and overlooks the generous rear garden, the front-facing lounge is a comfortable size, featuring exposed beams that add character and charm to the space.

Stairs lead to the first where, which hosts two good-sized bedrooms, as well as a family bathroom which includes both a bath and a separate shower. A further staircase leads to the second floor which provides two further bedrooms.

Externally, the property boasts a generous, fully enclosed rear garden with a patio area - ideal for outdoor entertaining, gardening, or simply relaxing in privacy.

This property also features a basement with natural light, currently used as a games room, but offering potential for a variety of uses. This room has power, light and heating.

While the property would benefit from some updating and modernization, it is full of potential and offers a great opportunity to create a wonderful home. We believe this property has potential to be a HMO (subject to necessary permissions)





Entrance Hall

Door opening into the hall, stairs to first floor, doors to all rooms.

Lounge

12' 1" x 13' 2" (3.68m x 4.01m)

UPVC door to front. Double glazed to front. Under stairs cupboard, gas fire, wall lights, radiator.

Kitchen

10' 3" x 12' 1" Max (3.12m x 3.68m Max)

Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, tiled splash back, built in oven and hob, with extractor hood, space for fridge/freezer and washing machine, two under counter spaces, wall hung gas boiler, under stairs cupboard.

Landing

Stairs from ground floor. Radiator, doors to all rooms.

Bedroom One

10' 3" x 14' 2" (3.12m x 4.32m)

Double glazed window to front. Feature fireplace, storage to side, built in cupboard, radiator.

Bedroom Two

10' x 7' 11" (3.05m x 2.41m)

Double glazed window to rear. Radiator.

Bedroom Three

11' x 14' (3.35m x 4.27m)

Double glazed window to front. Radiator. Please note there is restricted height in this room.

Bedroom Four

10' 3" Max x 14' 1" Max (3.12m Max x 4.29m Max)

Black window. Exposed beams, radiator. Please note there is restricted height in this room.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath, shower cubicle, electric heater, radiator

Cellar

16' 1" x 9' 9" (4.90m x 2.97m)

Double glazed window. power and lighting, radiator.

Front Garden

To the front there is a patio area.

Rear Garden

To the rear of the property is a large garden with grass and patio area,

Services

Mains electric, gas, water and drainage

Council Tax Band B

Location

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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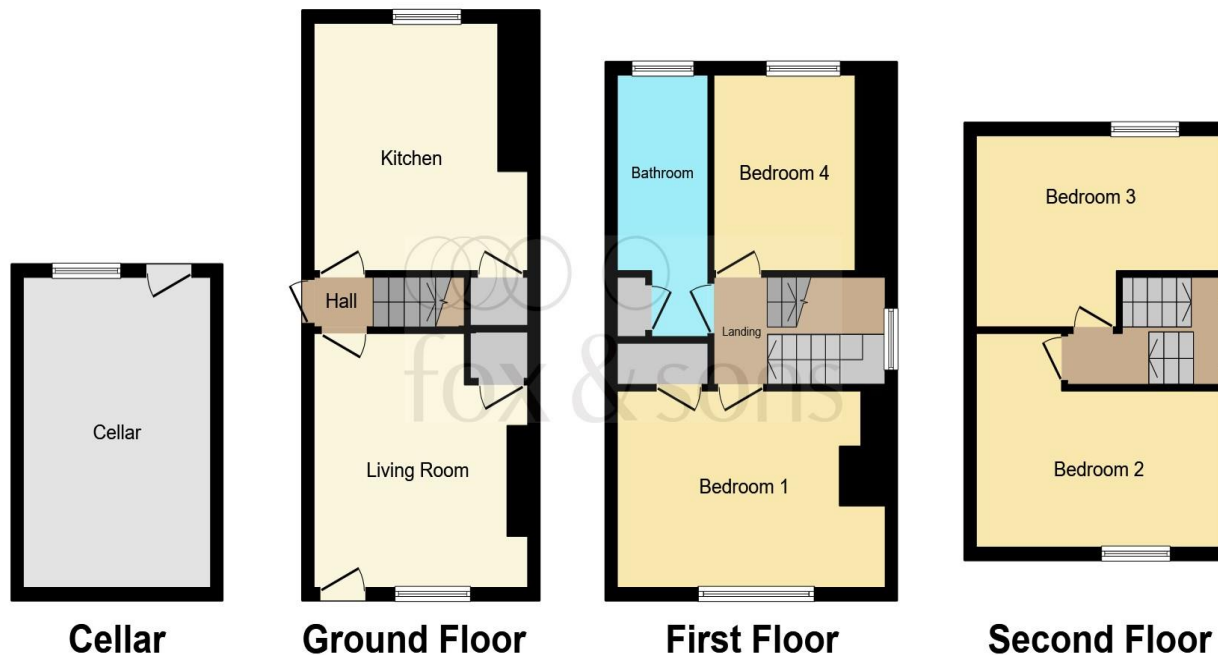
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Four Bedroom Home
- Lounge with beams

Tenure: Freehold EPC Rating: D

guide price

£175,000



Total floor area 114.3 sq.m. (1,230 sq.ft.) approx

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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