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1, Twyford Place



1, Twyford Place, Tiverton, EX16 6AP



Tiverton Parkway 8 miles. Exeter Airport 22 miles. Taunton 21 miles.

Charming Grade II listed family home in need of some modernisation. With accommodation set across three storeys and being within close proximity to the town centre and its transport links, this property is a superb choice for family life within Tiverton.

- Three storey family home
- Grade II listed
- In need of modernisation
- No onward chain
- Four bedrooms & Two reception rooms
- Basement & loft room
- Located close to the town centre
- Mains connected services
- Council Tax Band B
- Freehold

Guide Price £275,000

### SITUATION

The property is situated in a convenient location within walking distance of the town centre.

Tiverton offers a wide range of amenities including a leisure centre, hospital, banks, building societies, post office, shops and supermarkets catering for a variety of needs. There are schools for all ages in Tiverton, including Blundell's School which offers discounts to local pupils.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

### DESCRIPTION

1 Twyford Place is a three-storey, charming, semi-detached property that dates back to the Georgian era. Boasting flexible accommodation across three floors, the property includes two reception rooms, four bedrooms, front and rear gardens and parking. With no onward chain, it's a unique opportunity to secure an exciting opportunity within easy reach of the town centre, providing easy access to Tiverton Parkway train station and Junction 27 of the M5.

### ACCOMMODATION

An entrance hall provides access to the principal rooms on the ground floor. The generous, dual aspect sitting room/dining room boasts two fireplaces, built in storage and French doors to the front garden. To the rear of the property is the kitchen with useful wall and base units with space for appliances. Access to the loft room can also be found here giving an additional space with flexible options.

The lower ground floor offers a storage cupboard and two further rooms with renovation potential.

The first floor landing gives access to two of the bedrooms, the family bathroom and stairs leading to the top floor. The master bedroom features a built-in shower and a fantastic window overlooking the front garden. The neighbouring bedroom features a window to the rear and built in cupboard with versatile use.

The family bathroom can also be found on this level and comprises of a claw-foot bath, WC and wash basin.

The second-floor leads to two bedrooms, both with access to eaves, the larger benefiting from a Velux window and the other benefiting from a window to the west.

### OUTSIDE

To the front of the property is a delightful south facing walled garden with a paved veranda and laid lawn with mature trees and shrubs. To the rear is a courtyard featuring a large stone wall with door providing access to the road, perfect for an outdoor storage space.

The property has a gravelled parking area beyond the front garden with space for two vehicles.

### SERVICES

Water - Mains connected  
Electric - Mains connected  
Drainage - Mains connected  
Gas - Mains connected  
Gas Central Heating  
Ofcom predicted broadband services: Standard - Download 18Mbps, Upload 1Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council.  
Tiverton Conservation Area

### VIEWINGS

Strictly by appointment with the agent please.

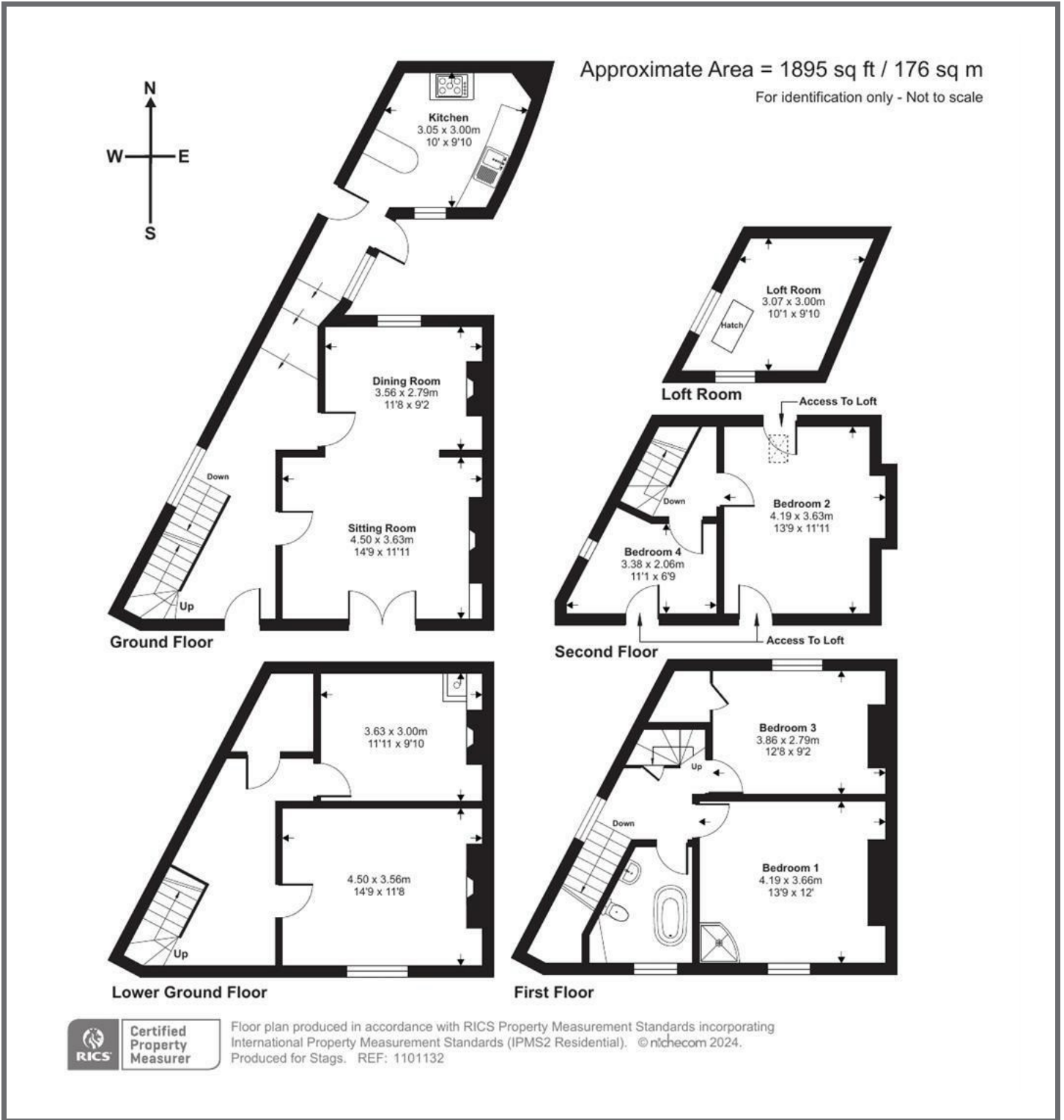
### DIRECTIONS

From the Stags office in Tiverton, proceed north along Bampton Street. As the road bears left changing to Newport Street, turn right and remain on Bampton Street. Continue for approximately 200 yards and the property will be found on your right.

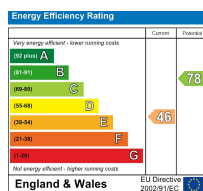








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk