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107 Chapel Street



107, Chapel Street, Tiverton, EX16 6BU



Tiverton Town Centre, M5 (J27)/Tiverton Parkway Station 7 miles, Exeter 15 miles

**A three bedroom terraced cottage in need of modernisation, located in the heart of Tiverton.**

- Three Bedrooms
- Spacious Sitting Room
- No Onward Chain
- Walking Distance to Amenities
- Useful Outside Storage
- Rear Gardens
- In need of modernisation
- Popular Location
- Council Tax Band B
- Freehold

**Guide Price £150,000**

### 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 and 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

107 Chapel Street is a terraced cottage requiring modernisation. The property benefits from three bedrooms, a rear garden and a useful outside storage space.

### ACCOMMODATION

The front door opens into the sitting room, with a large window to the front. A door leads to the kitchen, where the kitchen is fitted with a range of matching wall and base units, with further space for appliances. The kitchen provides access to the rear gardens.

Stairs lead from the kitchen to the first floor. There are three bedrooms, with the principal bedroom benefiting from built in wardrobes and a window to the front, making this a bright and welcoming room. The third bedroom also has fitted storage, with an outlook over the rear garden. Also on the first floor is the family bathroom, fitted with a panel bath, wash hand basin, and low level WC.

### OUTSIDE

There is pedestrian access to the property directly from Chapel Street and a side gate which accesses the courtyard area in behind.

The garden is to the rear of the property across a shared area via a right of way which leads you through the the back of the plot, with a pathway leading to the two detached outbuildings.

### SERVICES

Mains electricity, water, gas and drainage.  
No central heating. Electric water heater.  
Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 72Mbps, Upload 17Mbps.  
Ofcom predicted mobile coverage for voice and data: Internally -EE, Three, O2 and Vodafone (Limited internally).  
Externally -EE, Three, O2 and Vodafone  
Local Authority: Mid Devon District Council.

### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

From Stags Tiverton office proceed to the end of Bampton Street and turn right, following the round around into Barrington Street. At the bottom of the hill turn left and then turn immediately left into Chapel Street. Continue along this road and the property will be found on the right-hand side after approximately 350 yards.





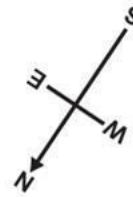
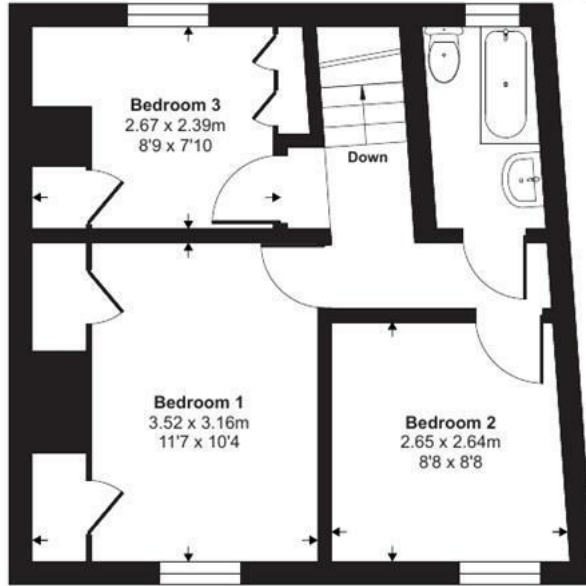


Approximate Area = 638 sq ft / 59.2 sq m

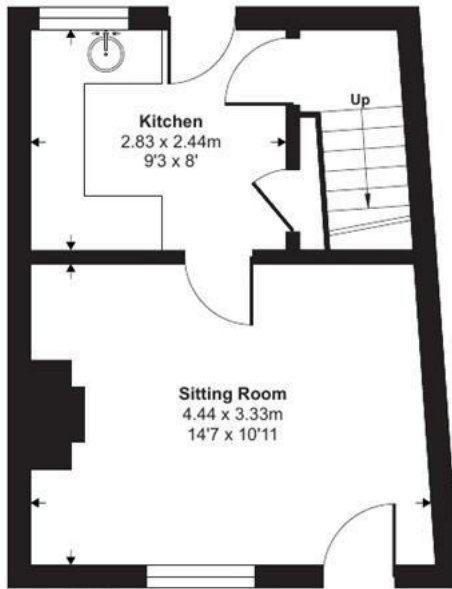
Outbuildings = 54 sq ft / 9.9 sq m

Total = 745 sq ft / 69.1 sq m

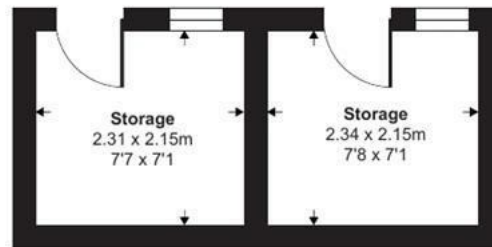
For identification only - Not to scale



First Floor



Ground Floor

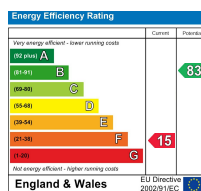


Outbuilding 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1173922

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.



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