



60 Barrington Street, Tiverton, EX16 6QP

Freehold

Asking Price £170,000

Council Tax Band - A

This attractive multi level townhouse offers spacious and versatile living with scenic views and a private, low-maintenance garden which includes a paved patio, small lawn, storage shed, and side access gate, perfect for both relaxation and outdoor dining.

The well equipped kitchen features tiled flooring, base units, cupboards, drawers, an integrated electric hob and oven, a single drainer sink, mixer tap and a stylish glass splashback. Natural light fills the space through a front-facing window, with space for a fridge freezer and access to the lobby, stairs and lounge.

The inviting lounge has wood effect laminate flooring, a window overlooking the conservatory, ample understair storage and direct access to the bright conservatory with tile effect vinyl flooring, a radiator and double doors to the rear garden which is ideal for relaxation or entertaining.

On the first floor, the landing offers a front facing window, a bathroom also at the front and to the rear is Bedroom One which is a spacious double room with serene garden and rooftop views. The modern bathroom suite includes a frosted window, panel bath with shower attachment, WC, basin, tiled splashback, wood-effect vinyl flooring, and a radiator, with the gas boiler conveniently located here. The top floor features a versatile room with eaves storage, a rear window and impressive views of the town and countryside beyond.

Located just a stone's throw away from shops and well-regarded schools, Barrington Street is a prime location with easy access to the town centre, where a variety of independent shops and services await. For commuters, Tiverton's proximity to the M5 and the Parkway Mainline station means direct links to Exeter City airport and city centre or heading into the capital for Paddington London or Reading Elizabeth line available.

This attractive multi level townhouse offers spacious and versatile interiors, scenic rooftop views, and a private, low-maintenance garden, ideal for comfortable family living.

Kitchen



The stylish, well equipped kitchen boasts tiled flooring, an array of base units cupboards and drawers with a durable worktop. Fitted with an integrated electric hob and oven, single drainer sink with mixer tap, matching wall cabinets and a contemporary glass splashback making the kitchen both functional and visually appealing. A front facing window provides ample natural light and there is space allocated for a fridge freezer. A door leads to the lobby, the stairs to the first floor and a wooden door to the lounge.

Lounge



The inviting lounge features a window looking into the conservatory, wood effect laminate flooring, a radiator and ample under-stair storage. A wooden door opens directly into the conservatory, creating a seamless flow between indoor and outdoor spaces.

Conservatory



Bright and versatile, the conservatory offers tile effect vinyl flooring, a radiator and double doors leading to the rear garden. This area is ideal for both relaxation and entertaining.

First Floor Landing

The first-floor landing, with a front-facing window, bifold door, and radiator, provides easy access to the main living areas and the upper levels.

Bedroom One



This spacious double bedroom includes a rear window with serene views over the garden and rooftops, along with a radiator for comfort.

Bathroom



The modern white bathroom suite features a frosted front window, panelled bath with mains mixer tap and shower attachment, WC, pedestal wash hand basin with tiled splashbacks. This is completed with wood effect vinyl flooring and a radiator making the bathroom both stylish and functional. The gas boiler is also conveniently located here.

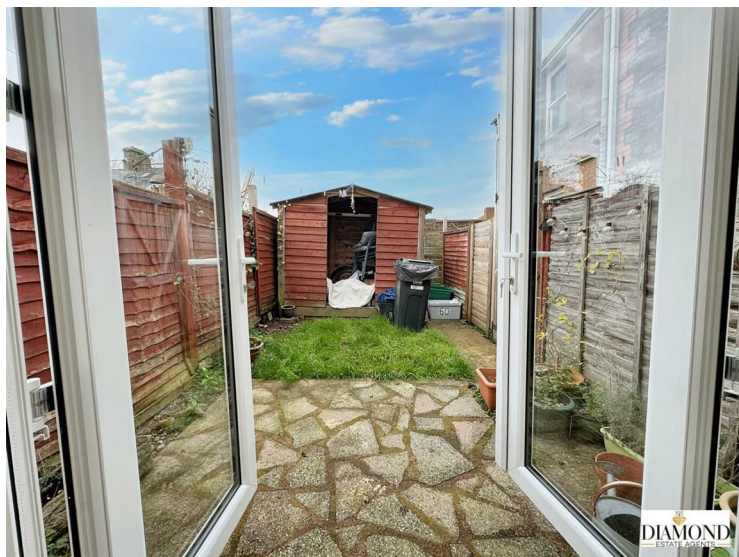
Second Floor

with stairs rising from the First Floor Landing leading in to

Bedroom Two

Located on the top floor, a bright room with a rear window showcases impressive rooftop views extending to the countryside. This space includes convenient storage in the eaves and a radiator, making it practical and cosy.

Outside



The private rear garden is fully enclosed and features a paved patio area perfect for outdoor dining, leading to a small lawn. A storage shed sits at the end of the garden, enclosed by fencing, with a side access gate for added convenience.

Services

Mains electricity, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

What3words

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Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

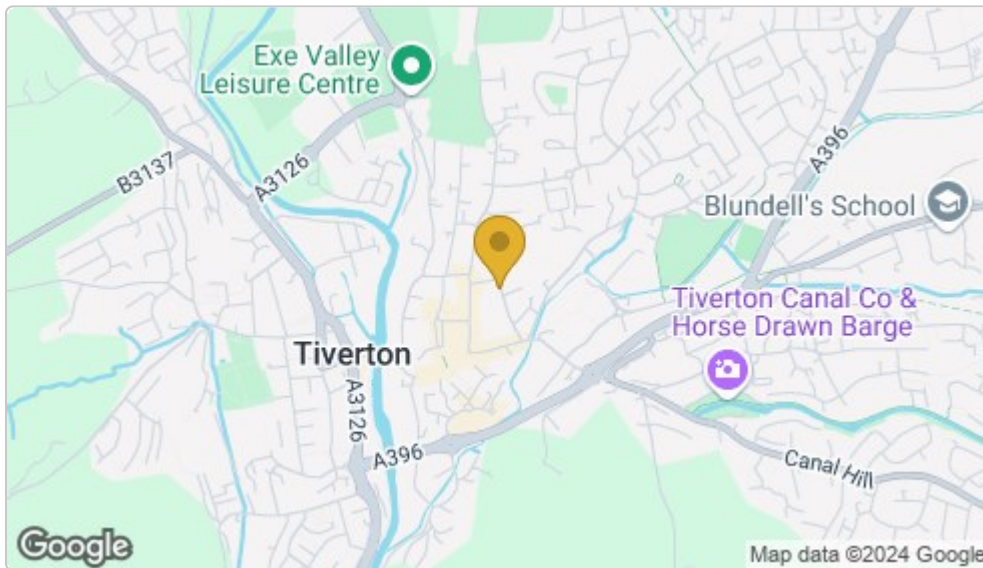
Approx Gross Internal Area
69 sq m / 741 sq ft



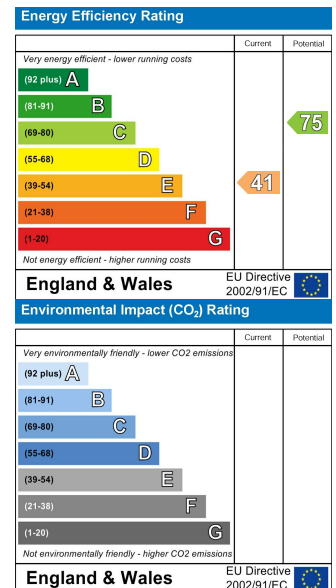
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.