



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



5 Angel Terrace, Tiverton, Devon, EX16 6PD

Asking Price £165,000

- No Onward Chain!
- Living room
- Kitchen
- Balcony
- Period property
- Close to town
- Spacious cellar
- Utility room
- Grade II listed
- 2 Bathrooms

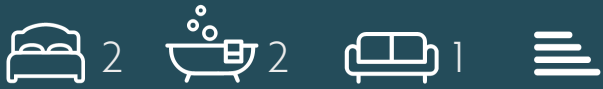
Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



5 Angel Terrace, Devon EX16 6PD

"Grade II Listed Town House with Cellar & Flexible Layout – No Onward Chain".



Council Tax Band: B



Grade II Listed Town House Close to Tiverton High Street – No Onward Chain

Tenure:
Freehold

Just a short walk from Tiverton High Street, this Grade II listed town house offers generous accommodation arranged over several levels, with plenty of character and scope for a buyer to put their own stamp on it. Offered with no onward chain.

Council Tax:
Band B

Local Authority:
Mid Devon District Council - 01884 255255

The ground floor provides a comfortable living room to the front, leading through to a separate dining room. From here there is access to a useful cellar, along with a small utility area and a ground floor cloakroom.

The first floor includes a kitchen set to the rear of the property, a bedroom and a bathroom. Stairs continue to the second floor where there are two further bedrooms and an additional bathroom, making the layout flexible for family living or guests.

The property retains a number of period features in keeping with its listed status and offers an interesting, split-level layout throughout.

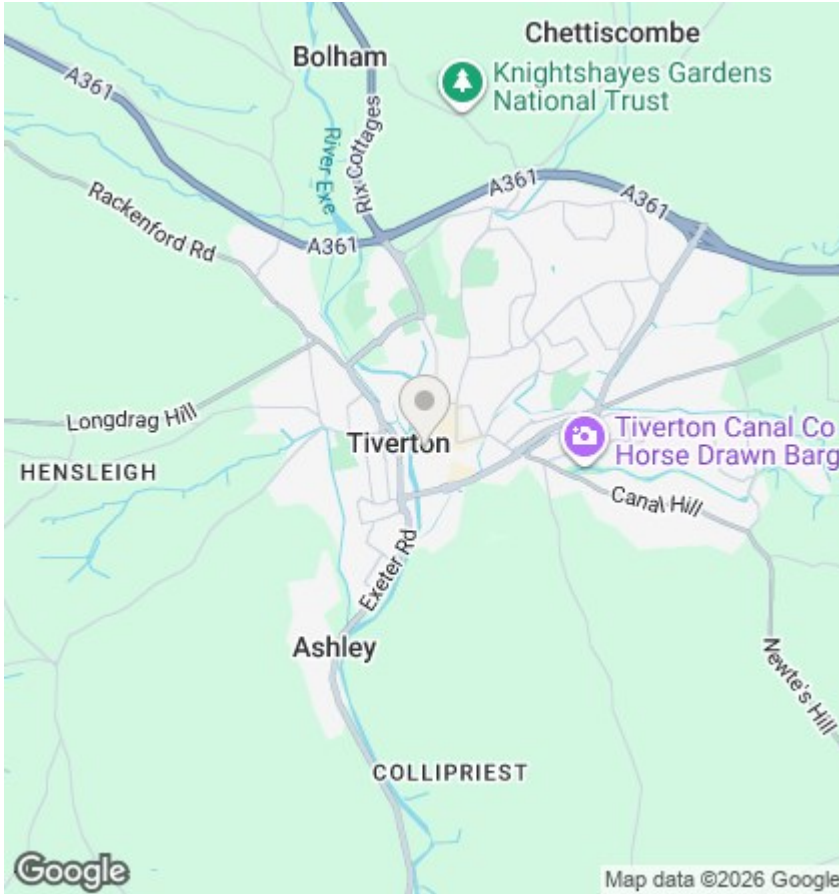
While well maintained, it would now benefit from some updating in places, giving buyers the opportunity to modernise and adapt the space to suit their own style and requirements.

Currently arranged as a two bedroom home with additional reception space, the layout could lend itself to reconfiguration to create three bedrooms if desired.

Being centrally located, the property is ideally positioned for access to shops, cafes and local amenities.

An individual town house with character, space and potential — viewing recommended.

Services:
Mains electric, gas, water and drainage



Directions

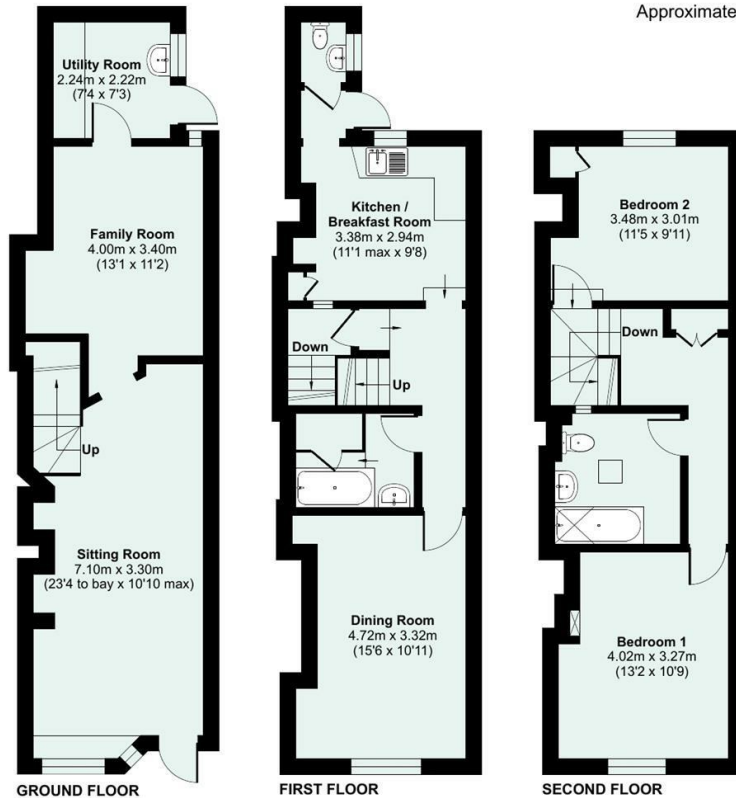
What3words - reduce.cook.buyers Google maps - WG36+3C Tiverton

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 1267 sq ft / 117.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1419614

