



33 Castle Street



STAGS

33 Castle Street

Tiverton, Devon, EX16 6RE

Edge of Tiverton Town Centre | M5 (J27)/Tiverton Parkway 7 Miles |
Exeter 14 miles

A superb opportunity to purchase a historic grade II listed four-bedroom home in the heart of Tiverton, offered to the market with no onward chain.

- Mid-Terrace Town House
- No Onward Chain
- Large Reception Rooms
- Town Centre Location
- Council Tax Band B
- Over 2200SqFt of Accommodation
- Grade II Listed
- Four Spacious Bedrooms
- Character Features Throughout
- Freehold

Guide Price £260,000

DESCRIPTION

33 Castle Street is a large grade II listed home in the heart of the popular market town of Tiverton, offering a wide range of amenities including a leisure centre, hospital, bank/building society, retail facilities as well as a range of supermarkets and transport links. The town also offers a range of educational facilities. On the edge of Tiverton is the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

The property itself is laid out across four floors boasting over 2200 sqft of accommodation with ample living spaces, including two cellar rooms on the lower ground floor and four double bedrooms on the first and second floors. Outside the property benefits from a rear garden which is laid to lawn with mature plants and shrubbery.

SERVICES

Assumed to be mains electricity, water and drainage, however purchaser is to carry out their own investigation.
Ofcom predicted broadband services in this area – Standard & Ultrafast broadband available.
Ofcom predicted mobile coverage in this area: Internal (variable)- EE, O2 and Vodafone. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon Council. Tiverton Conservation Area.

DIRECTIONS

What3Words: [///land.sounds.harder](https://www.what3words.com/land.sounds.harder)

Google Drop Pin: <https://maps.app.goo.gl/KTwaDMUER3yYuQTA9>





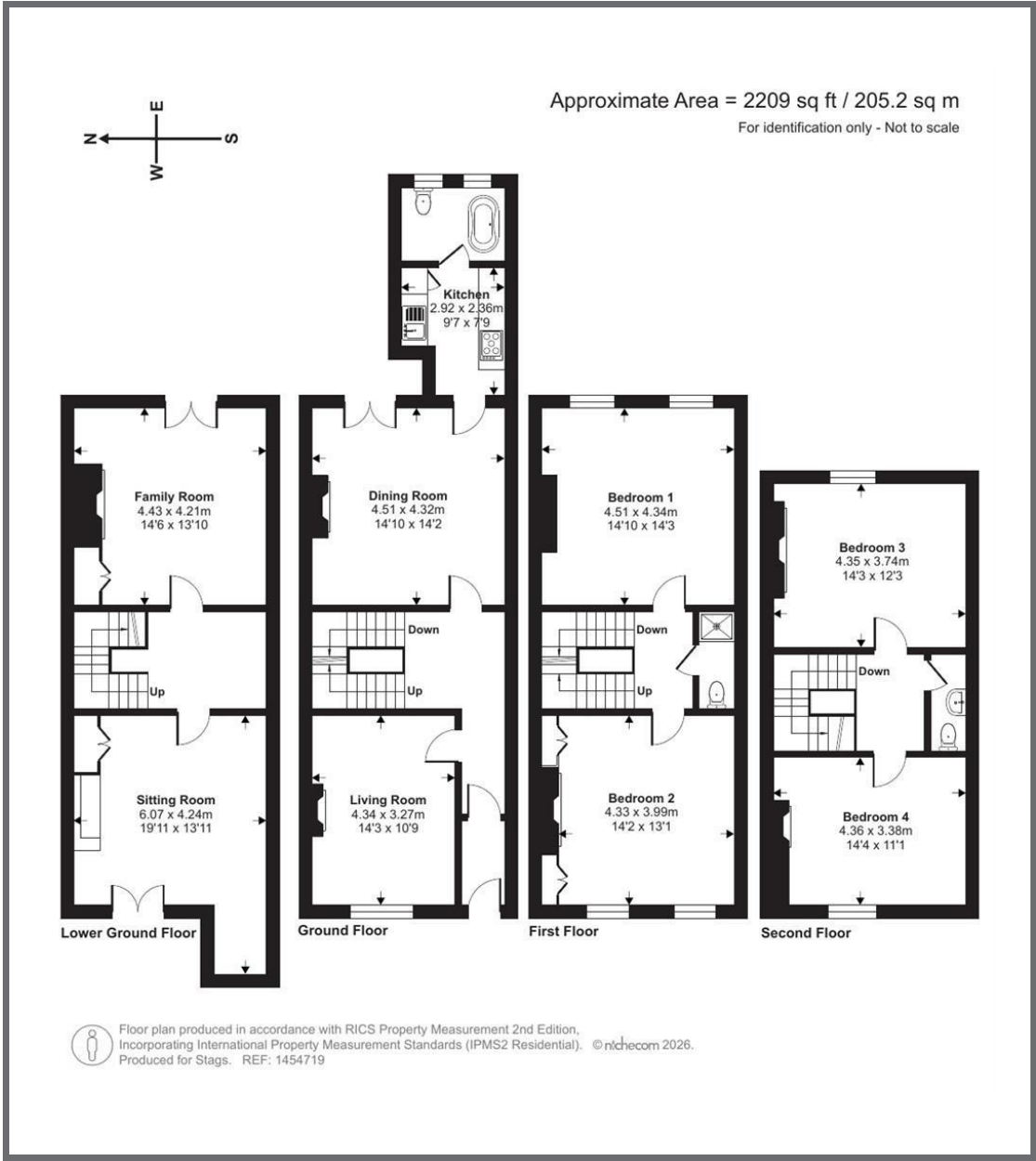
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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		

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