



# 14 Park Street

Tiverton, Tiverton

Substantial 4 bedroom town centre home on Park Street, Tiverton. Huge potential requiring modernisation, with basement workshop, west-facing garden, parking and double garage.

Council Tax band: B

Tenure: Freehold

- Substantial 4 bedroom period home with double garage
- Town centre Park Street location
- Requires modernisation – huge scope to add value
- Basement workshop & External workshop with light & power
- Spacious lounge with character features
- Separate dining room ideal for entertaining
- Large attic room providing bedroom four
- Westerly facing rear garden
- Double garage with light, power & off-road parking
- Walk to Peoples Park, schools, shops & transport links



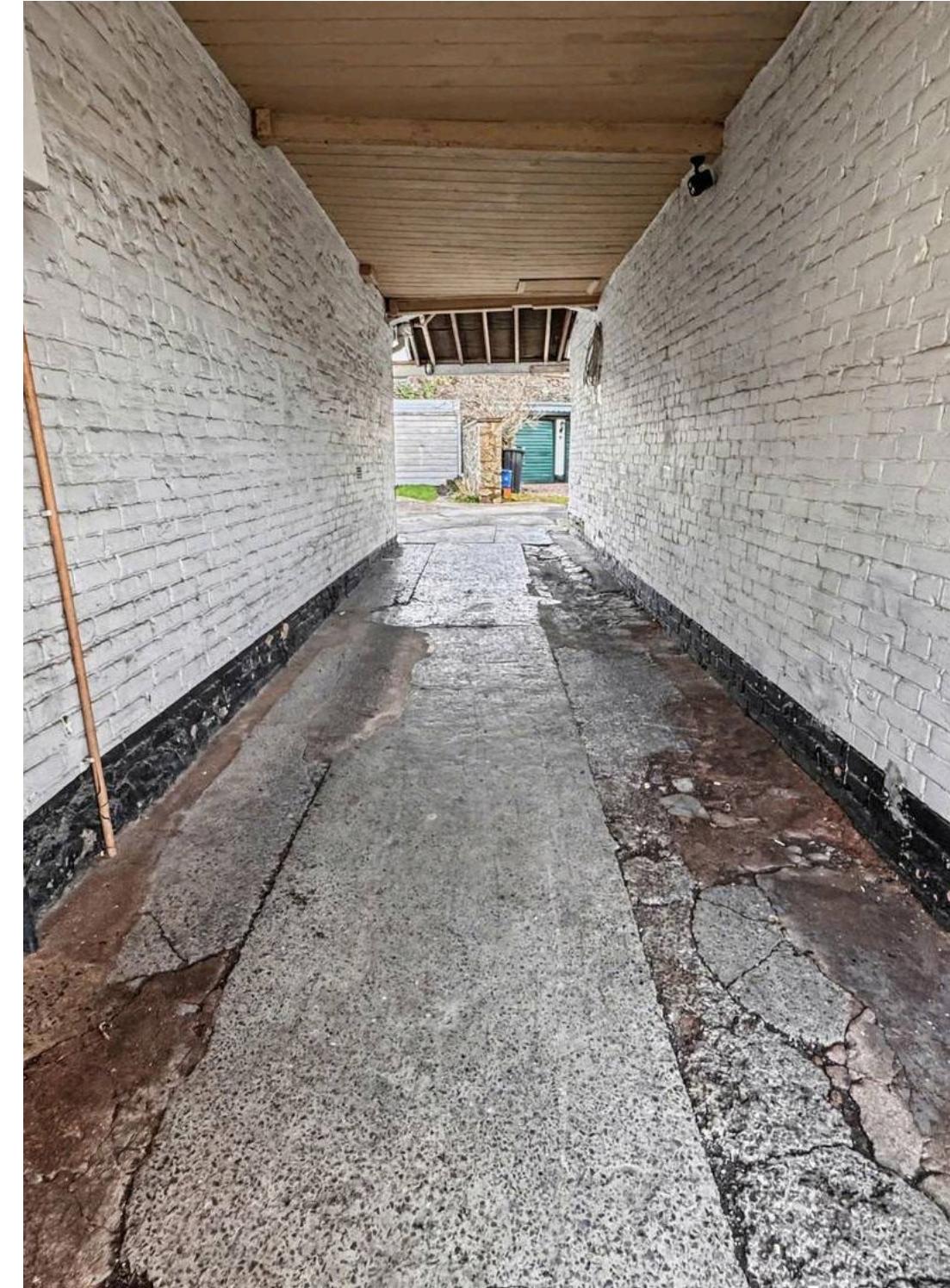
## FOUR BEDROOM HOUSE WITH DOUBLE GARAGE – VACANT POSSESSION NO CHAIN! –

Positioned in the very heart of Tiverton on the ever-convenient Park Street, this substantial and highly versatile period home offers an exceptional opportunity for buyers seeking space, location and the chance to create something truly special. Now requiring a considerable programme of investment and modernisation, the property is priced highly competitively to reflect the work required and provides the perfect canvas to transform into a stunning four bedroom family home, or an exciting project for an investment buyer looking for strong long-term potential.

The accommodation is both generous and well balanced, arranged over multiple levels and offering impressive room sizes throughout. Steps rise to a glazed wooden entrance door which opens into a welcoming entrance hall featuring attractive Park K flooring, a radiator, and characterful detailing including decorative coving and an archway leading through to the stairwell. From here, doors lead to the principal reception rooms and a further door provides access down to the basement level.

The lounge is a spacious and light-filled room with uPVC double glazed windows to the front aspect, complemented by sealed shutters. The room benefits from a radiator, an electric fire with mantle surround, ceiling rose and a distinctive corner sink, adding to the home's period charm. A separate dining room offers an excellent space for entertaining, with a radiator, a useful storage cupboard, a window to the rear aspect and a door through to the kitchen.

The kitchen is in need of updating and modernisation, currently offering a range of cupboards and drawers, stainless steel sink unit, space for appliances, and uPVC double glazed windows to the side aspect overlooking the rear entrance and garden. A door leads into a lean-to conservatory with windows and door opening onto the rear garden, while an internal window looks back into the dining room. An open archway continues into a rear lobby with doors to a ground floor cloakroom, comprising low-level WC and wash hand basin, alongside a storage cupboard.



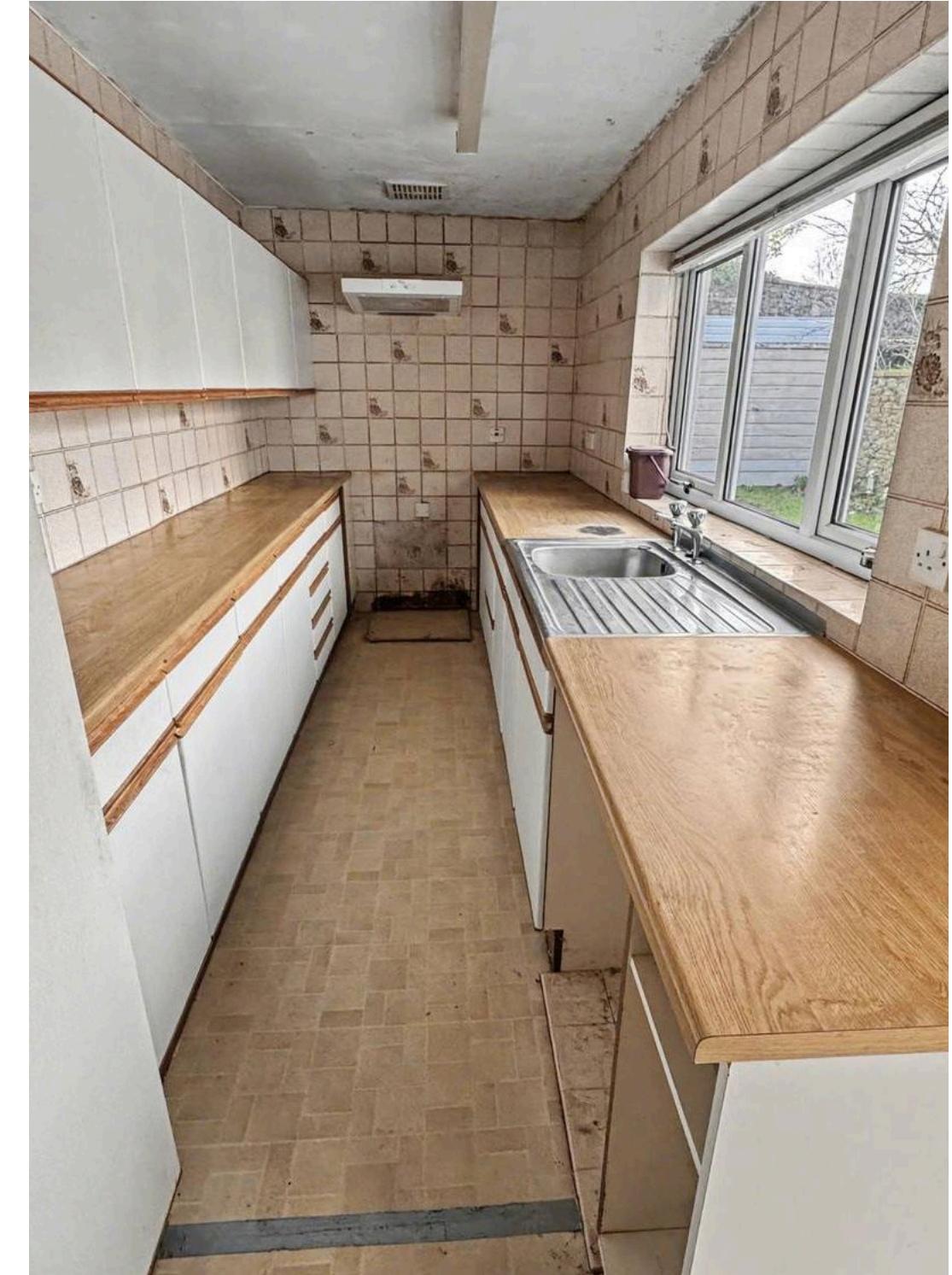
A particularly useful feature is the basement level, accessed via steps from the hallway, which provides a large workshop space with windows to the front aspect and both light and power – ideal for storage, hobbies, or conversion potential (subject to relevant consents).

On the first floor, the landing gives access to a further cloakroom with low-level WC, pedestal wash hand basin, radiator and uPVC double glazed window to the rear aspect, along with a stained glass door and a small storage cupboard over the stairs. The bedroom accommodation is notably generous, with three large double bedrooms on this level. Bedroom One is a substantial double room with built-in wardrobe cupboard, uPVC double glazed windows to the front aspect, radiator and telephone point. Bedroom Two is another large double bedroom featuring an airing cupboard and a uPVC double glazed window to the rear aspect, enjoying views over the rear garden and the double garage. Bedroom Three is also a large double, with radiator and uPVC double glazed windows to the front aspect.

The landing continues to a further storage cupboard currently utilised as wardrobe space, and a door leads to the bathroom/shower room. This comprises a white suite including panelled bath, shower cubicle, wash hand basin with vanity storage, and a uPVC double glazed window to the rear aspect. The room benefits from fully tiled walls and additional comfort features including a saver light heater.

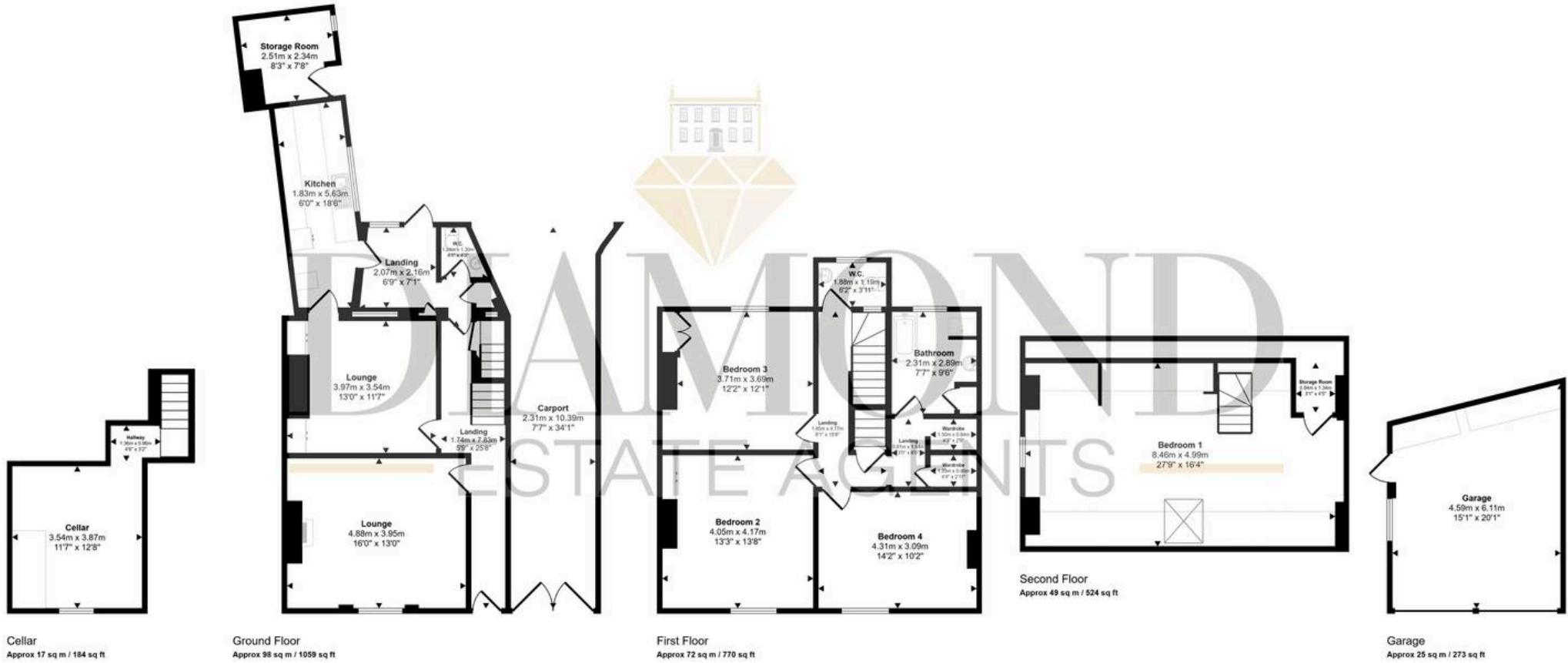
A further door leads up to the attic room, currently used as a fourth bedroom. This is a large and flexible space with windows to both the side and front aspects, including a dormer window. The room is in need of minor works, yet offers excellent potential to create a superb principal bedroom suite, home office, or teenager's retreat, subject to a buyer's requirements.

Outside, the property enjoys a westerly facing rear garden which offers excellent scope and includes a large store/workshop. A major advantage is the substantial double garage with light and power, up-and-over doors to the front, and off-road parking. There is a shared driveway entrance to the side which leads through to the front, enhancing practicality in such a central location.





Approx Gross Internal Area  
261 sq m / 2810 sq ft



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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 Mortgage Quarter. 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.

