



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



## 9 Ham Place, Tiverton, EX16 6PQ

Guide Price £215,000

- Close to the Town Centre
- Working fireplace
- Enclosed courtyard
- Sitting room
- 3 good sized bedrooms
- Lovely views
- Large front porch
- 2 bathrooms
- Kitchen diner
- Built in storage

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



---

# 9 Ham Place, Tiverton EX16 6PQ

Tucked away just off St Andrew Street, a three bedroom home with river views, courtyard garden and town centre on your doorstep.



Council Tax Band: B



This lovely three bedroom house on Ham Place is quietly tucked away just off St. Andrew Street, minutes from Tiverton's Town Centre.

To the front of the house is space for multiple storage units along with a convenient bin store. You enter the property through a spacious porch, with ample room for coats and shoes.

The living room is cosy and well decorated, with an attractive working fire place as a nice focal point to the room. Across from the living room is a large kitchen, with plenty of space for a large dining table and chairs. Completing the ground floor is good size bathroom, with a bath.

On the first floor is the family bathroom which includes a large walk in shower, basin, and loo. Bedroom three is a welcoming room that fits a single bed, and looks out over the rear of the property. The second bedroom, is a good sized double and has a lovely outlook over gardens and the River Exe, and has space for wardrobes and chest of drawers.

The main bedroom once again, has wonderful views of the gardens and river at the front. There is also a great amount of storage space accessible provided by two double wardrobes.

A sunny and secure decked courtyard is at the back of the property with a convenient shed that has power and ample space.

Ham Place is situated in a hidden little side street off of St. Andrew Street, one of Tiverton's most sought after. The property has pedestrian access only and it is not possible to drive to the property. There is nearby parking available on St Andrew Street.

Tiverton is a thriving and historical market Town that has independent cafés, a recently improved leisure centre, three superstores, along with plenty of other shops to enjoy something to eat and drink or browse through. This town is well placed for access

to the nearby countryside, both coastlines and the everyday conveniences with excellent transport links. The A361, M5 and Tiverton Parkway railway station are all easily reached.

Tenure: Freehold

Services: Mains electricity, gas, water, and drainage.

Council Tax: Band B

Local Authority: Mid Devon District Council 01884 255255

## Directions

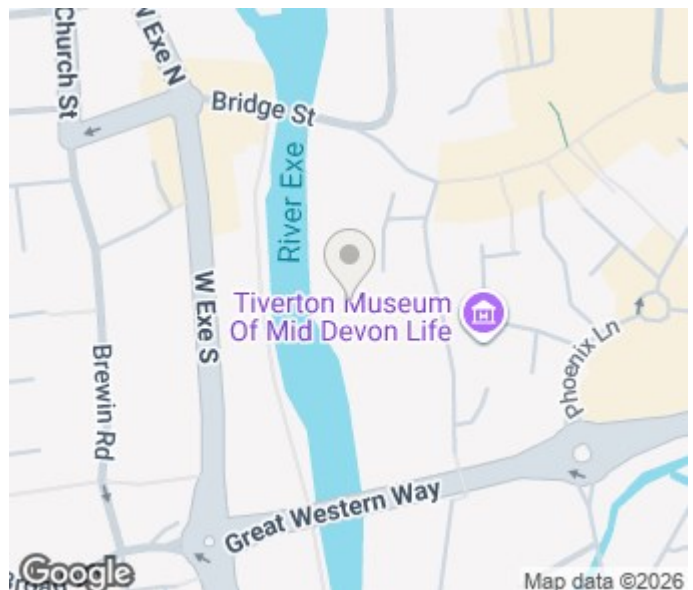
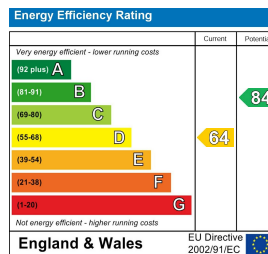
What3words: army.butter.drip Lat/Long: 50.901626/-3.489433

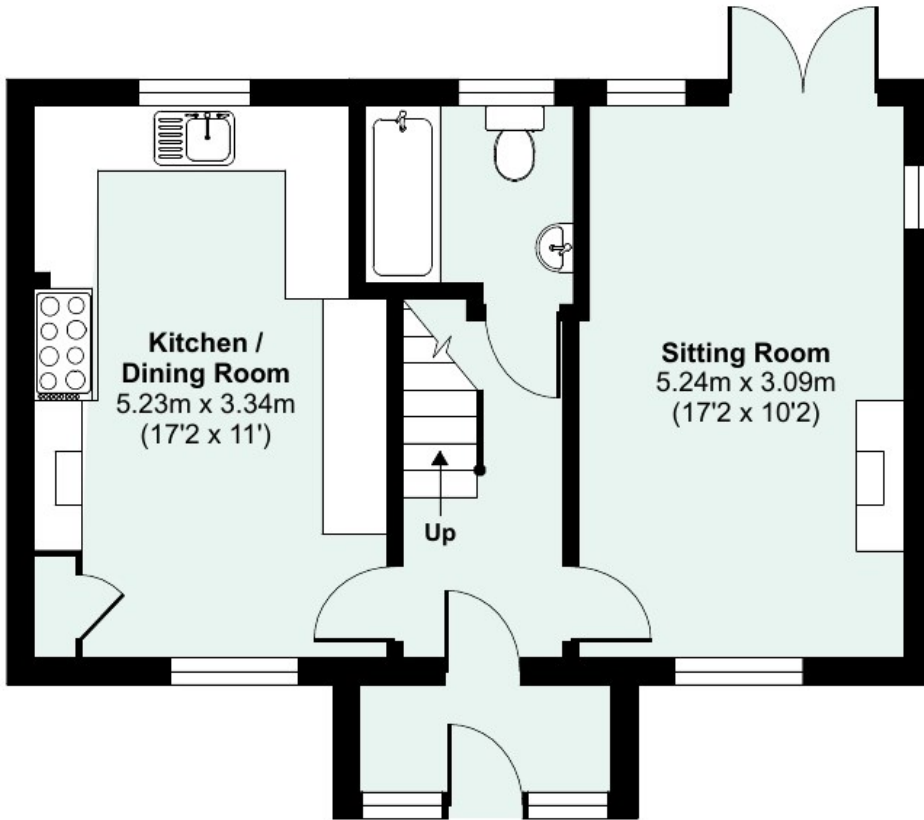
## Viewings

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

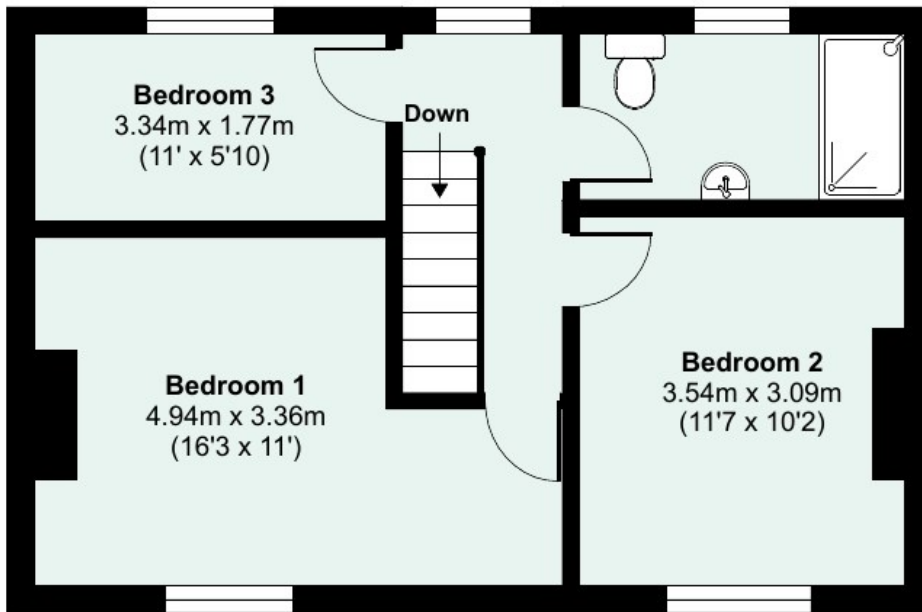
## EPC Rating:

D

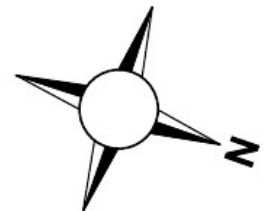




**GROUND FLOOR**



**FIRST FLOOR**



Approximate Area  
 965 sq ft / 89.6 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). © nitchecom 2026. Produced for Seddon Estate Agents LLP. REF: 1435713