



**Radford Cottage Barrington Street, Tiverton EX16 6PU**

**welcome to**

## **Radford Cottage Barrington Street, Tiverton**

Contact Fox and Sons to book a viewing of this one bedroom Grade II listed cottage situated in a tucked away location in the centre of Tiverton. The property benefits from a kitchen/diner, lounge, cellar, modern bathroom and courtyard.

### **Description**

Situated in a tucked away position in the centre of Tiverton you will find this hidden gem. This property is grade II listed and offers character and charm throughout. The bright accommodation is set over four floors with a kitchen/diner on the ground floor, lounge and shower room on the first floor and double bedroom on the first floor. From the kitchen, a timber ladder-style staircase leads to the windowed cellar which provides useful storage and has potential as a study/hobby room. To the outside is a pretty enclosed courtyard with a storage shed for bins and bikes.

### **Entrance Porch**

Steps up to timber glazed front door. Door into hall.

### **Entrance Hall**

Window to front. Storage cupboard, Door to kitchen and stairs to first floor.

### **Kitchen/diner**

12' 7" x 11' 7" ( 3.84m x 3.53m )

Window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, built in oven with ceramic hob and extractor fan, space for fridge/freezer, under stairs storage, space for dining table and chairs, radiator, stairs to cellar storage area.

### **Cellar**

11' 6" x 11' 2" ( 3.51m x 3.40m )

Useful store space, with two small windows to front.

### **First Floor**

Stairs from ground floor. Doors to all rooms.

### **Lounge**

8' 10" x 8' 10" ( 2.69m x 2.69m )

Window to front, radiator.

### **Bathroom**

Window to front. Wash hand basin, WC, double walk in shower cubicle, ladder style towel rail.

### **Second Floor**

Stairs from first floor.

### **Bedroom One**

14' 8" Max x 12' Max ( 4.47m Max x 3.66m Max )

Window to front. radiator.





### **Courtyard Garden**

Brick built shed.

### **Services**

Mains electric, gas, water and Drainage.

Council Tax Band A

### **Location**

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.



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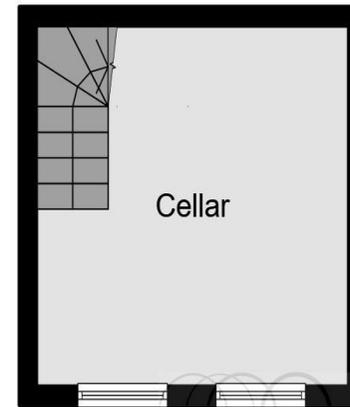
## Radford Cottage Barrington Street, Tiverton

- One Double Bedroom
- Kitchen/ Diner
- Lounge
- Cellar/Hobby Room
- Courtyard Garden

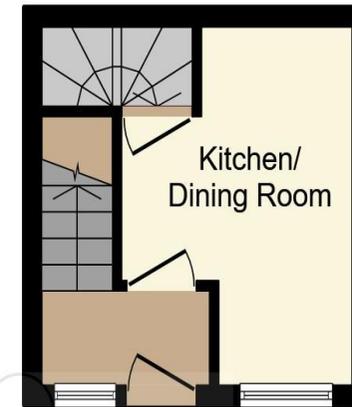
Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

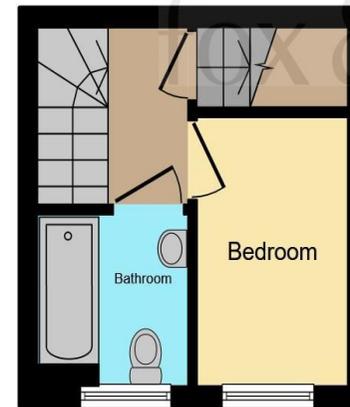
**£140,000**



Ground Floor



First Floor



Second Floor



Third Floor

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