

Guide Price £290,000



## 7 Old Mill Close, Tiverton, Devon, EX16 6FL

- No Onward Chain
- Minutes walk from the town centre
- Light and spacious sitting room
- Well maintained
- Integral garage
- Country outlook
- 3 bedrooms (principle en-suite)
- Kitchen/diner with integrated appliances
- Private courtyard and sociable communal gardens
- Excellent road and rail links

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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## 7 Old Mill Close, Devon EX16 6FL

A well-presented three-bedroom townhouse just minutes' walk from Tiverton town centre. Featuring light and spacious rooms, an integral garage, a private courtyard, and use of welcoming communal gardens, this is a great little community.



Council Tax Band: D



Old Mill Close is a quiet courtyard development located just a two-minute walk from Tiverton town centre. The front of the property overlooks a pleasant communal green toward open countryside, with the River Lowman flowing just beyond, creating a surprisingly calm, natural environment for a central location.

Inside, this well-presented three-storey townhouse opens into a welcoming entrance hall, featuring a cloakroom and direct access to the integral garage. The kitchen and dining room is fully equipped with integrated appliances, including a dishwasher, washing machine, fridge-freezer, double oven, and hob. A door leads directly out to a private, low-maintenance rear courtyard garden.

The first-floor centres around a light, double-windowed sitting room. A notable architectural feature of this development is the use of double-glazed sash windows. This level also includes a family bathroom and a versatile third bedroom, which functions equally well as a home office. Out on the landing, a Juliet balcony allows a pleasant breeze through the double-glazed French doors.

Occupying the top floor are two generous double bedrooms. This includes the principal suite, which is complete with fitted wardrobes and a private en-suite shower room.

A genuinely strong sense of community sits at the heart of this development, creating a friendly atmosphere where

neighbours look out for one another. The open front green acts as a sociable focal point, while the rear features a peaceful, enclosed communal garden with a central sculpture and dedicated seating areas. These shared spaces are excellent for adults to relax and safe for children to play. Alongside these communal areas, the property benefits from its own private courtyard garden.

Tiverton provides a traditional market town environment with a wide selection of independent shops and familiar high-street names, alongside local attractions like Tiverton Castle and the Grand Western Canal. Transport links are straightforward via the A361, providing direct access to Junction 27 of the M5 and Tiverton Parkway station.

Tenure:  
Freehold

Management Charge:  
A modest annual communal maintenance charge of £250 covers the upkeep of those fantastic, shared spaces.

Services:  
Mains electricity, gas, water, and drainage

Council Tax:  
Band D

Local Authority:  
Mid Devon District Council - 01884 255255



### Directions

From the multi-storey car park, continue straight across the roundabout crossing the Great Western Way and entering into Tumbling Fields. Old Mill Close will be found a short way in on the right.

### 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 |  |                         |                                                                                       |
| (82 plus) A                                 |  |                         |                                                                                       |
| (81-81) B                                   |  |                         | 87                                                                                    |
| (69-80) C                                   |  | 75                      |                                                                                       |
| (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 |  |

