



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



## 88 King Street, Tiverton, Devon, EX16 5NP

### Asking Price £245,000

- Two bedrooms
- Large main bedroom
- Conservatory upgrade
- Parking for two
- Walk to town
- Reconfigured layout
- New kitchen
- Landscaped garden
- EV charging

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 88 King Street, Devon EX16 5NP



Council Tax Band: B

A well-presented and improved two bedroom home with parking, landscaped garden and a convenient position close to the town centre.



This well-presented two bedroom semi-detached home offers a practical layout and a convenient position within easy reach of the town centre, making it a sensible option for first-time buyers, downsizers or investors.

Since purchase, the current owner has made a number of improvements, most notably reconfiguring the layout to create a larger main bedroom. This is now a bright and comfortable space with triple windows allowing plenty of natural light. A new kitchen has also been fitted, offering ample cupboard and worktop space, along with modern finishes including vertical radiators.

The ground floor is well arranged, with a comfortable sitting room to the front and a kitchen/breakfast room to the rear, providing a sociable and functional space. The conservatory has been improved with a recently installed anti-glare roof and radiator, allowing it to be used throughout the year as an additional reception area or dining space.

Upstairs, there are two bedrooms and a modern shower room. The second bedroom remains a good size and would suit a guest room, office or nursery

depending on requirements.

Outside, the property continues to be low maintenance and practical. To the front is off-road parking for two vehicles along with an electric car charging point. The rear garden has been landscaped with a more natural arrangement, now laid to patio with potted plants and established shrubs, creating a tidy and usable outdoor space.

The property occupies a level position within walking distance of local amenities, including Heathcoat Primary School, local shops and recreational areas, with Tiverton town centre also close by.

Services:

Mains electric, gas, water, and drainage

Tenure:

Freehold

Council Tax:

Band B

Local Authority:

Mid Devon District Council 01884 255 255



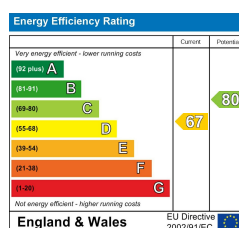
## Directions

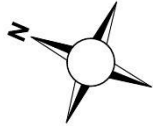
What3words. candy.direct.speeds Google Maps Code VGX4+XJV Tiverton

## Viewings

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

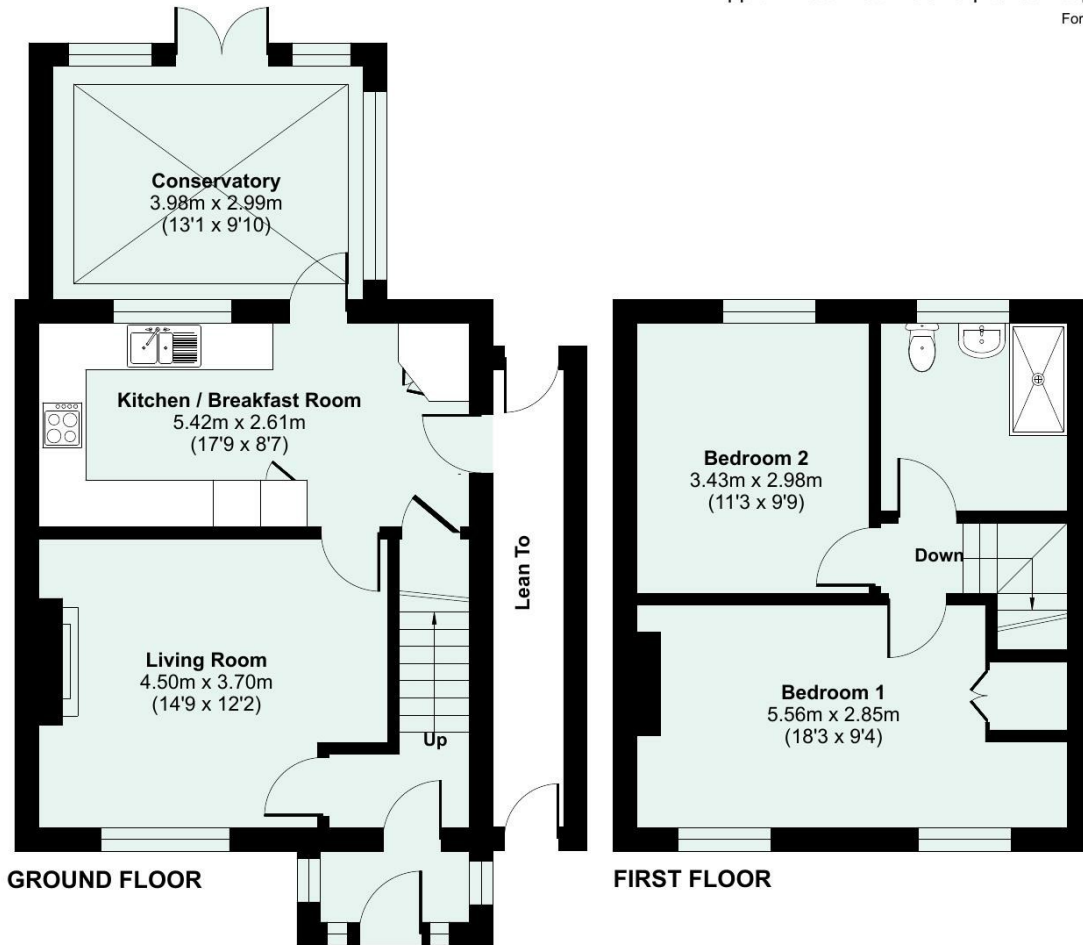
## EPC Rating: D





Approximate Area = 934 sq ft / 86.7 sq m (excludes lean to)

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: 1434007

