



25 John Street

Tiverton, Tiverton

Characterful four-floor home in Tiverton with period features, flexible living spaces, bright kitchen diner, master with views, basement, garden, and on-street parking. Convenient market town location

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Characterful multi-level period property
- Versatile accommodation arranged over basement, ground, first and second floors
- Three well-proportioned bedrooms
- Bright living room with open fireplace and period features
- Spacious kitchen diner with pantry and rooftop views towards Heathcoat Factory and St Peter's Church
- Utility room and modern bathroom suite
- Extensive basement space ideal for home office, gym, games room or storage
- Dual-aspect second-floor bedroom with Velux windows and far-reaching rooftop and countryside views
- Enclosed north-east facing rear garden with large patio area
- On-street parking to the front



Set within one of Tiverton's established residential streets, this characterful multi-level home offers far more than generous accommodation. It presents a lifestyle shaped by convenience, connectivity and the charm of living in one of Mid Devon's most historic market towns.

Step inside this charming and versatile multi-level property and you immediately feel at home. Thoughtfully arranged across four floors, the house blends period character with modern practicality, offering a space that adapts effortlessly to every aspect of daily life.

The **living room** welcomes you with warmth and style. An open fireplace with tiled surround and wooden mantel creates a cozy focal point, while large windows and glazed internal doors allow light to flow from room to room. It's a space made for relaxing with family, entertaining friends, or simply enjoying a quiet moment.

The **kitchen diner** is bright and inviting, filled with natural light from a large sash window with rooftop views across Tiverton. A thoughtfully laid-out range of cupboards and drawers, pantry storage, space for a five-ring cooker, and room for appliances ensures practicality meets style. The adjacent **utility room** keeps day-to-day living seamless, with worktop space, plumbing for appliances, and access to the rear porch.

Bedrooms and flexible spaces abound. On the first floor, two well-proportioned bedrooms are complemented by modern storage solutions and peaceful views over the town and garden. The second-floor master bedroom is a standout feature: dual-aspect Velux windows frame town rooftops and countryside vistas, creating a light-filled retreat. The basement offers a wealth of adaptable space – ideal as a home office, gym, games room, or hobby area – allowing the home to evolve with your lifestyle.

Step outside and the **enclosed north-east facing garden** extends the living space. A large patio is perfect for summer entertaining or morning coffee in the sun, while the remaining lawned area provides a private outdoor retreat. On-street parking at the front adds everyday convenience.

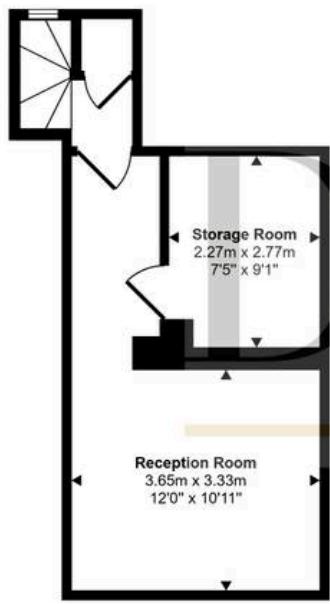
Just moments away, West Exe Park provides a welcome green escape, perfect for morning walks, weekend picnics or simply enjoying open space on your doorstep. From the property, Tiverton town centre is only a short stroll, offering an excellent range of independent shops, cafés, restaurants, supermarkets and everyday amenities, all wrapped in the town's distinctive heritage character.



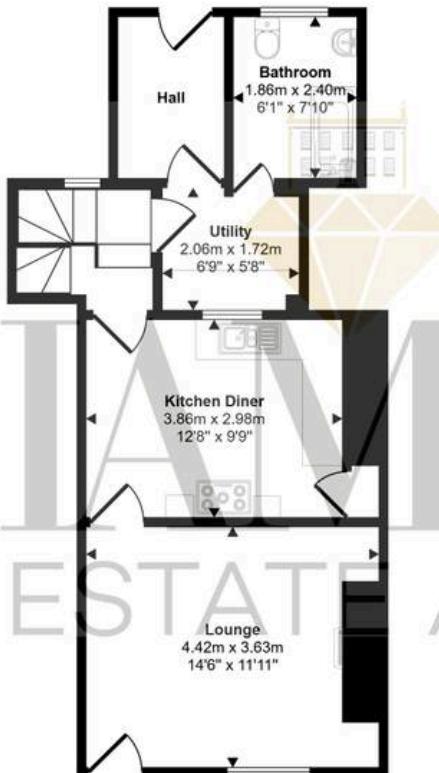




Approx Gross Internal Area
127 sq m / 1368 sq ft



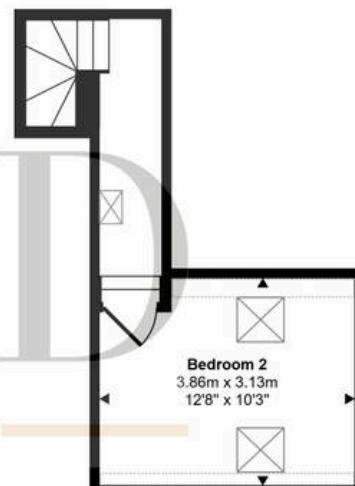
LowerGround Floor
Approx 27 sq m / 292 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft



First Floor
Approx 35 sq m / 380 sq ft



Second Floor
Approx 18 sq m / 190 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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