10 Belmont Road, Tiverton, EX16 6AR
Asking Price £375,000

Welden Edwards
Supporting your every move

A beautifully presented Grade II listed character residence offering four generous double bedrooms, ideally positioned just a stone's throw from the town centre.

Description

As you approach this impressive home, the first thing to catch your eye is the elegant glass canopy and the beautifully tiled frontage that spans the width of the property. This inviting space offers the perfect spot to enjoy your morning coffee while taking in views of the charming front garden. Stepping through the front door, you are welcomed into a generous entrance hall, immediately struck by the characterful features and wonderfully high ceilings.

To the left lies the lounge/diner — a stunning, light-filled room enhanced by large windows to both the front and rear. The space is further complemented by attractive wood flooring, built-in shelving, and a striking wood-framed fireplace. To the right of the hall is another versatile reception room, currently used as a snug but equally suited as a playroom or home office. This room also enjoys wooden flooring and a large bay window framing lovely views over the front garden.

Towards the rear of the hall, you'll find a further reception room complete with fitted storage cupboards. A door from here leads into the kitchen, which is fitted with a range of white wall and base units, an integrated oven and hob, and space for a fridge. A rear door provides direct access to the garden.

Upstairs, the first-floor landing is a bright and welcoming space, illuminated by a large window and finished with a stylish light fitting. This level offers four bedrooms and the family bathroom. Bedroom One is a superb, naturally bright room with fitted cupboards and ample space for furnishings. Bedroom Two is another excellent double room with fitted storage and lovely views over the front garden. Bedrooms Three and Four are also generous doubles, each benefiting from built-in storage and views across the rear garden. The family bathroom completes this floor, featuring wall tiling, a bath with shower over, WC, hand basin, and bidet.

Outside, the rear garden has been designed for low maintenance. Directly from the kitchen is a covered patio seating area, ideal for enjoying the outdoors in all weather. Beyond this, the garden is laid to artificial lawn. A large workshop/store sits to the rear, equipped with electricity and plumbing for a washing machine. There is also an outside WC and an additional good-sized store.

To the front, wooden gates open into the garden where mature trees and shrubs create a welcoming approach. There is also driveway parking for two to three vehicles.

Council Tax, Services & Tenure

Council Tax Band - C
Freehold
All Mains Services Connected
Grade II Listed

Ofcom Broadband Speeds: Ultrafast 900mbps
Ofcom Mobile Signals: EE, Vodafone & Three - Likely O2-Limited

Tiverton

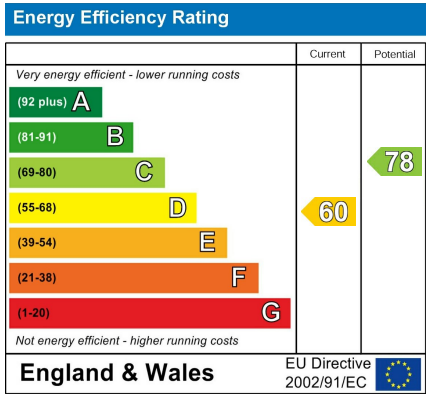
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

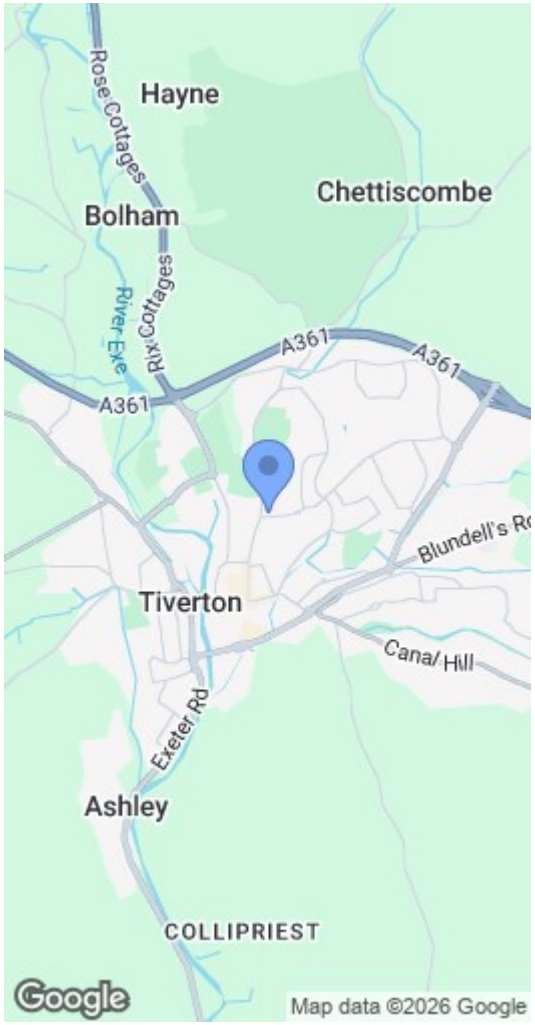
Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

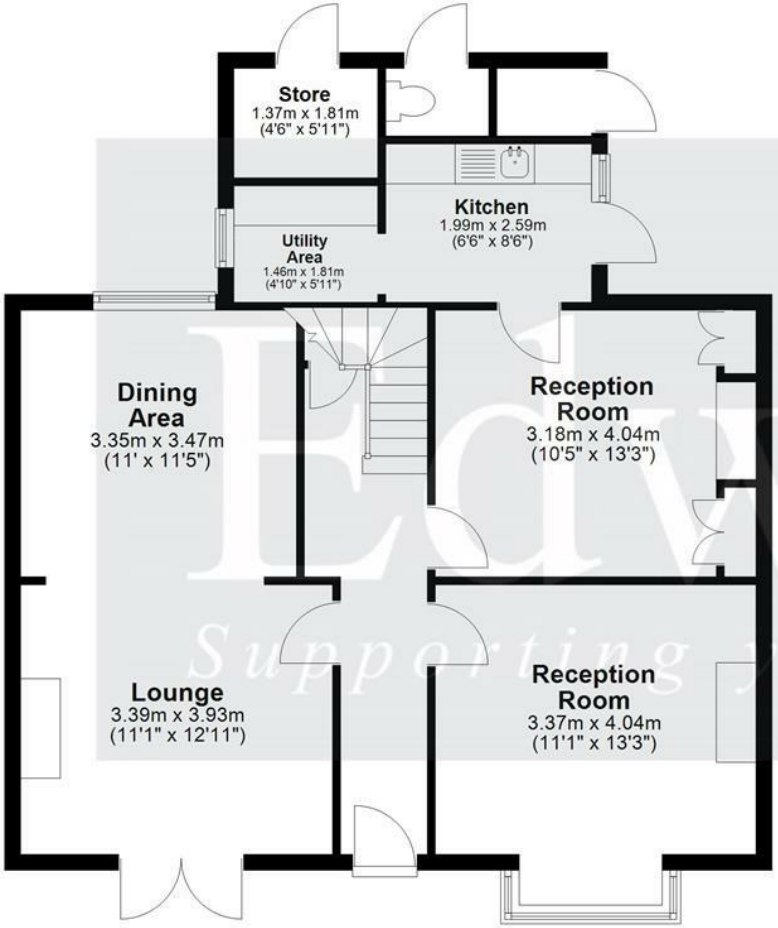
Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

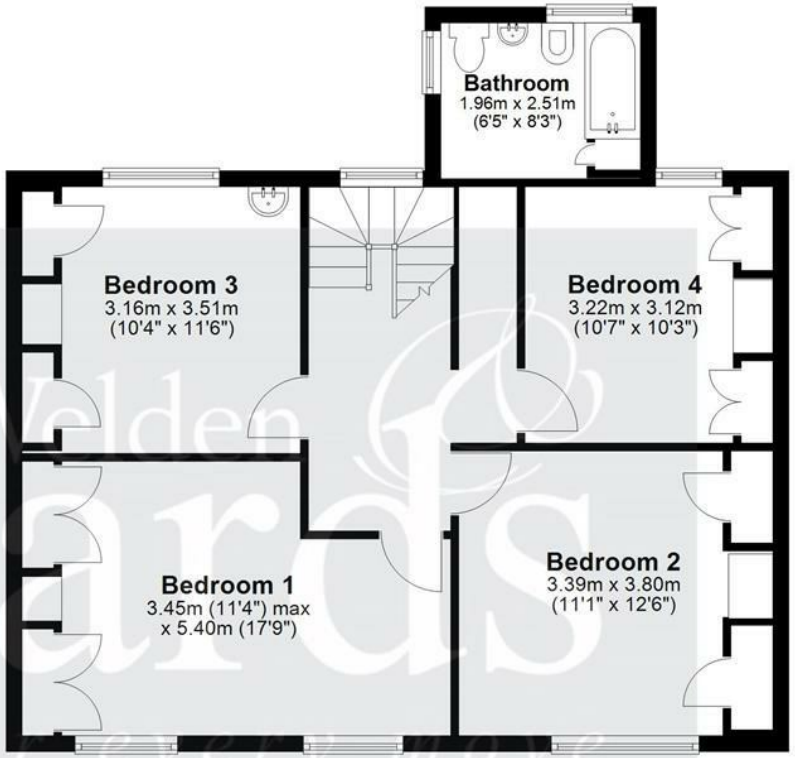




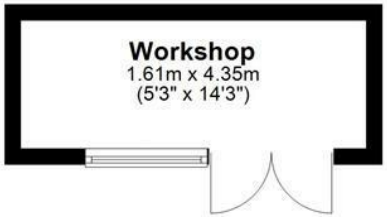
Ground Floor
Approx. 74.9 sq. metres (806.7 sq. feet)



First Floor
Approx. 68.4 sq. metres (736.0 sq. feet)



Outbuilding
Approx. 7.0 sq. metres (75.5 sq. feet)



Total area: approx. 150.3 sq. metres (1618.3 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.

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