



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 lounge, kitchen/diner, modern bathroom, cellar, and a courtyard.

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 fairly 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, a 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.

Office Hours

Monday - Friday 9am- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

**Radford Cottage Barrington Street,
Tiverton**

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

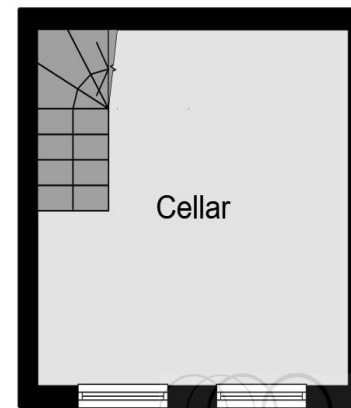
Tenure: Freehold

EPC Rating: C

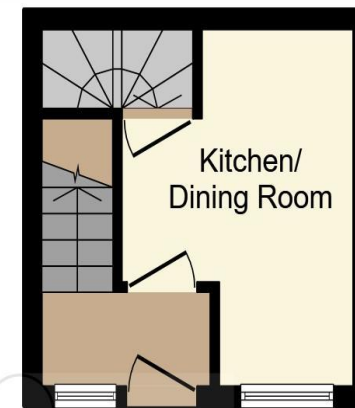
Council Tax Band: A

guide price

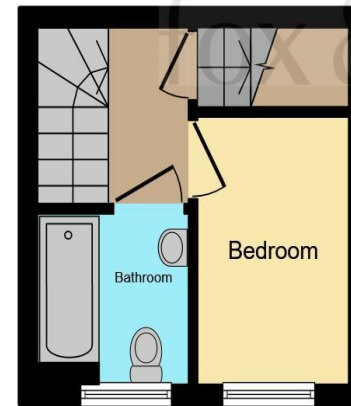
£137,000



Ground Floor



First Floor



Second Floor



Third Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT104827 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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