



**25B Stable Cottage, Tiverton, EX16 6RP**  
**£325,000**

***Offered to the market for the first time in three decades, this strikingly unique home occupies an enviable location close to the town centre, boasting captivating views over Tiverton Castle.***

## Description

Entering through the garden gate, you are welcomed onto an attractive front patio, a delightful spot to sit and enjoy the picturesque castle views. Surrounded by a variety of mature shrubs, this peaceful area offers a tranquil place to relax and unwind.

Stepping through the front door, you arrive in a welcoming entrance hall that provides access to all ground floor rooms. To the left is the impressive lounge diner – a bright and inviting space featuring patio doors that open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. To the right of the hall is the kitchen, fitted with a range of wall and base units and offering space for a cooker, fridge, freezer and washing machine, along with room for a small breakfast table. Completing the ground floor is a convenient cloakroom.

Ascending to the first floor, the bright and airy landing leads to three well-proportioned double bedrooms and a shower room. Bedroom One is a generous double room with the added benefit of a sink and enjoys pleasant views over the rear garden. Bedroom Two is another spacious double, while Bedroom Three is also a good-sized room. Both Bedroom Two and Bedroom Three enjoy views towards the castle. The family shower room completes this floor, comprising a shower cubicle, WC and vanity unit.

Externally, the rear garden is a true haven – ideal for alfresco dining or relaxing during the warmer months. It features a lovely patio area, with the remainder laid to lawn and bordered by a variety of mature shrubs. To the front of the property, there is off-road parking for two vehicles.

## Council Tax, Tenure & Services

Council Tax Band - C  
Freehold  
All Mains Connected

Ofcom Broadband - Ultrafast 900 Mbps  
Ofcom Mobile Signal - Vodafone, EE, Three - Likely O2-Limited

## 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](mailto:sales@weldenedwards.co.uk).

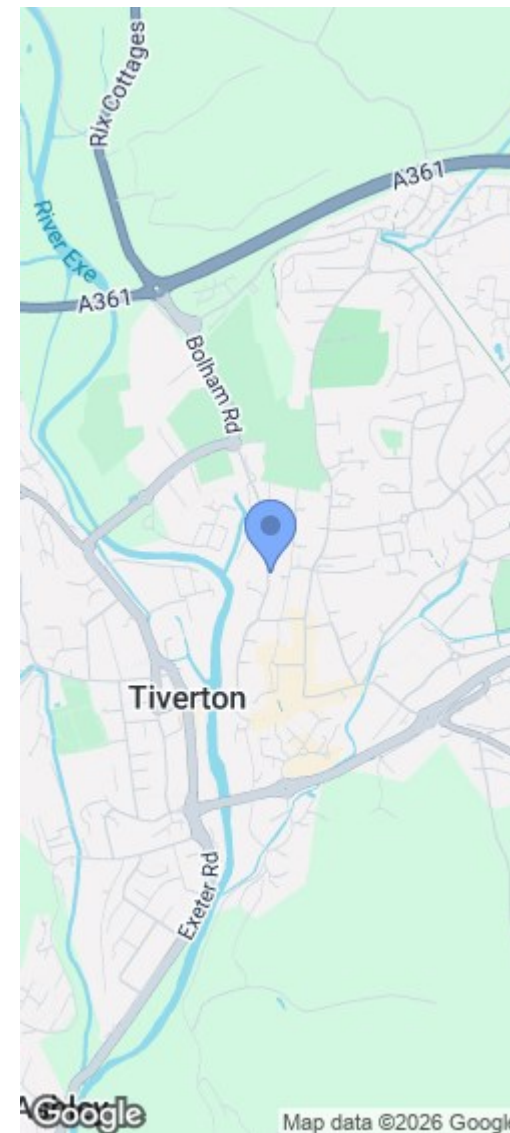
## Tiverton

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.

## Disclaimer

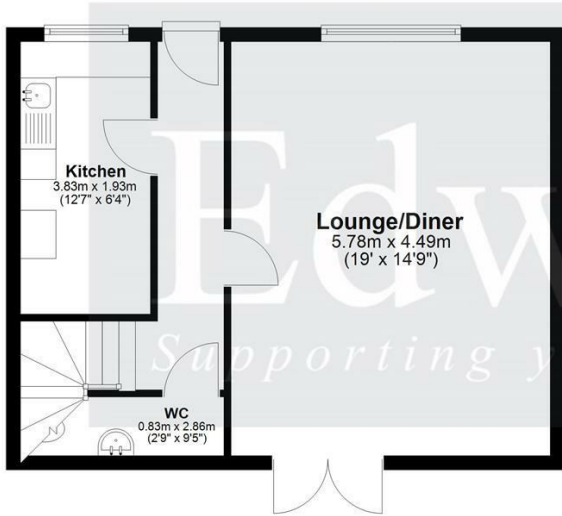
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



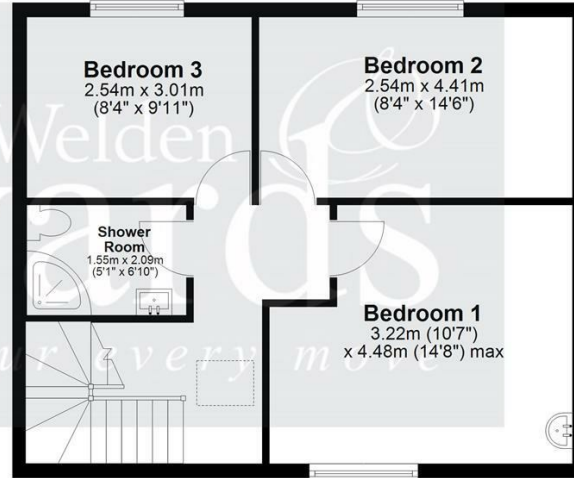
### Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 90.4 sq. metres (972.7 sq. feet)

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



