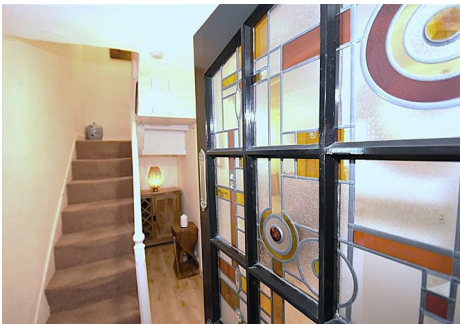




8 Fore Street, Tiverton, Devon, EX16 6LH

seddon's



21 St. Andrew Street, Tiverton, Devon, EX16 6PH

Guide Price £210,000

- NO ONWARD CHAIN
- Character Features
- Garden With Outlook
- Sash Windows
- Historic Street Setting
- Two Bedrooms
- Views Across River
- Flexible Living Space
- Gas Central Heating

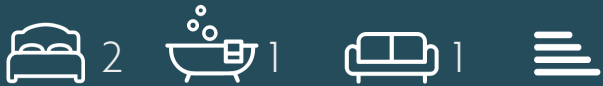
**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 21 St. Andrew Street, Tiverton EX16 6PH

This two-bedroom character cottage offers a rare opportunity to own a period home in one of Tiverton's most historic settings.



Council Tax Band: B



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A two-bedroom period cottage positioned on Tiverton's oldest street, enjoying river views and a garden overlooking the water.

This character home offers well-proportioned accommodation arranged over three floors and would suit buyers looking for charm, individuality and a central yet tucked-away position.

The ground floor includes a cosy sitting room with sash window and inset fireplace, along with a spacious kitchen/dining room that opens into an extension — a flexible space ideal as a dining area, home office or additional reception room.

The bathroom is fitted with a bath and shower over, wash basin and heated towel rail.

On the first floor are two good-sized bedrooms, one of which enjoys open views across the river and towards the surrounding hills.

The second floor provides a versatile space with roof window and elevated outlook.

Outside, the garden overlooks the river — a rare feature for a town-centre cottage — providing an attractive setting for those who value outlook and atmosphere.

This is a property for buyers who appreciate character features, views and individuality, rather than modern uniformity.

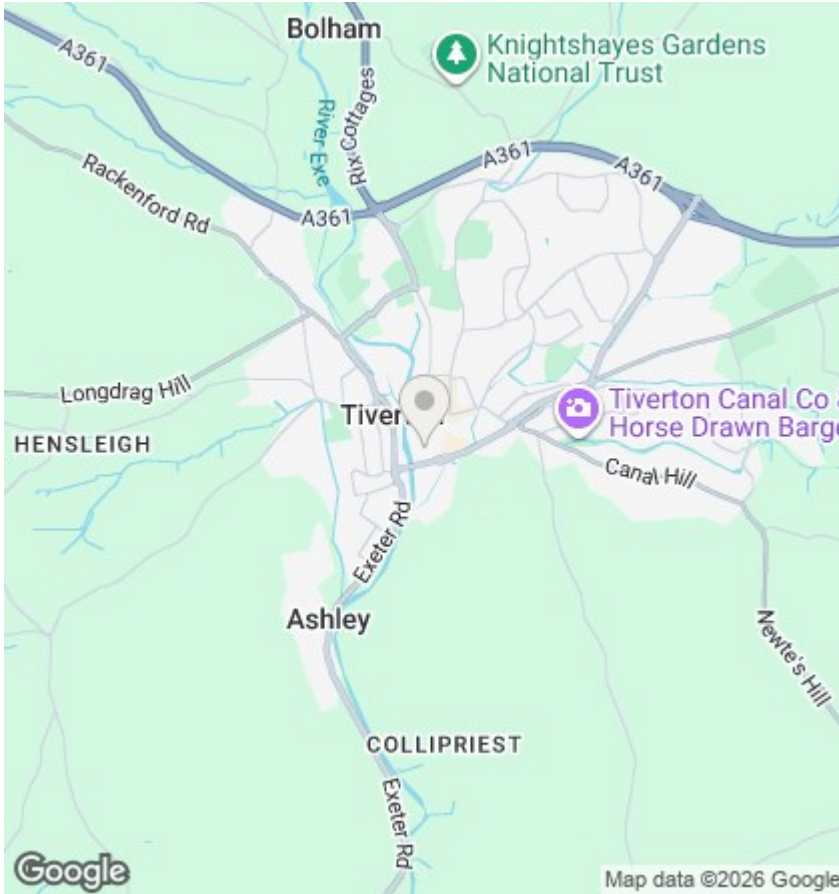
Tenure: Freehold

Council tax band B

Mains electric, gas, water and drainage.

Grade II listed building

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## Directions

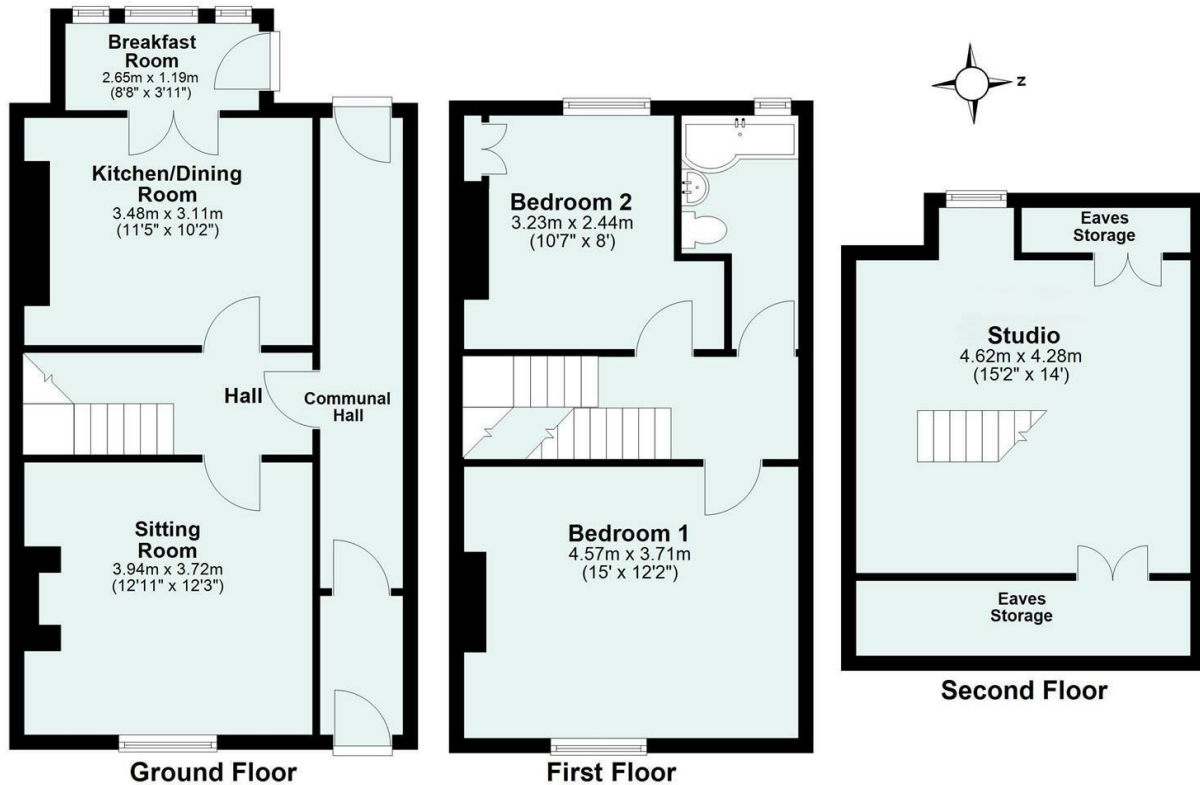
What3words - likes.stole.dance Google Maps  
Code - WG26+FJ2 Tiverton

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 107.9 sq. metres (1161.7 sq. feet)

The floor area includes outbuildings