



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



7 Old Mill Close, Tiverton, Devon, EX16 6FL

Guide Price £290,000

- No Onward Chain
- Southerly aspect with views over open fields
- Stylish kitchen/dining room with integrated appliances
- Master bedroom suite with fitted wardrobes
- Private courtyard garden
- Prestigious courtyard setting
- Entrance hall, cloakroom and integral garage
- Light and spacious double aspect sitting room
- 2 further bedrooms and family bathroom
- Communal gardens front and rear

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



7 Old Mill Close, Devon EX16 6FL

A well-maintained three storey town house, set within an exclusive courtyard development tucked away, yet close to the town centre.



Council Tax Band: D



Well maintained and presented to a good standard, this three-storey property offers bright, well-proportioned accommodation throughout.

The ground floor includes a welcoming entrance hall with cloakroom, an integral garage, and a kitchen/dining room featuring integrated appliances: dishwasher, washing machine, fridge freezer, double oven and hob. A single door opens from the kitchen to a low-maintenance courtyard garden.

Upstairs, the first floor presents a sitting room with two windows that bring in plenty of natural light, a family bathroom, and a versatile third bedroom which could be used as a study. The top floor offers two generous double bedrooms, including a principal suite with built-in wardrobes and an en-suite shower room.

To the rear, the property overlooks a landscaped communal green with central sculpture and seating. The front enjoys a sunny southerly aspect with views across open countryside.

Tiverton is a thriving historic market town at the meeting of the Rivers Exe and Lowman, surrounded by the rolling countryside of Mid Devon. Once prosperous through the wool trade, the town still showcases its heritage with landmarks such as Tiverton Castle and the Grand Western Canal Country Park, offering scenic walks, cycling, and boating.

The town centre blends independent shops, cafés, and restaurants with national retailers, while the pannier market continues Tiverton's long trading tradition. Families benefit from excellent schools, including the renowned Blundell's School, alongside a wide choice of leisure facilities.

Despite its rural charm, Tiverton is exceptionally well connected. The A361 gives quick access to Junction 27 of the M5, and Tiverton Parkway station provides mainline services to London Paddington in around two hours, as well as direct links to Exeter

and Bristol.

Services:

Mains electricity, gas, water, and drainage

Maintenance Charges:

£250 p.a.

Tenure:

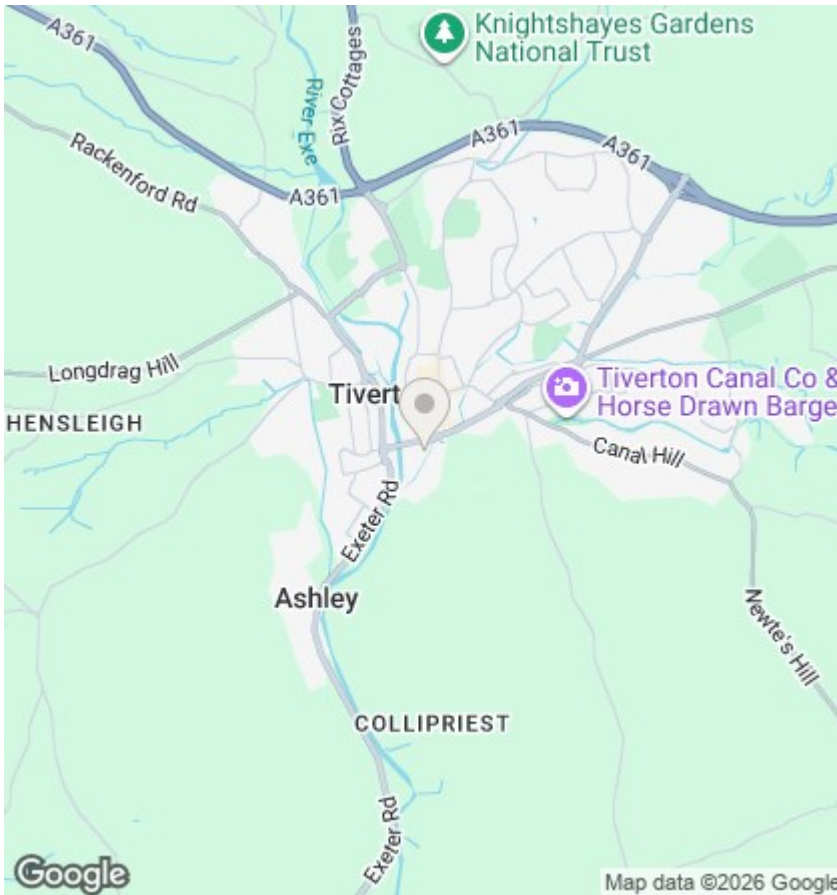
Freehold

Council Tax:

Band D

Local Authority:

Mid Devon District Council - 01884 255255



Directions

From the multi-storey car park, continue straight across the roundabout crossing the Great Western Way and entering into Tumbling Fields. Old Mill Close will be found a short way in on the right.

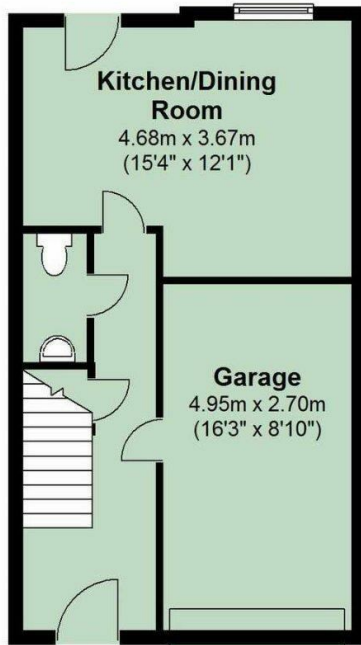
Viewings

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

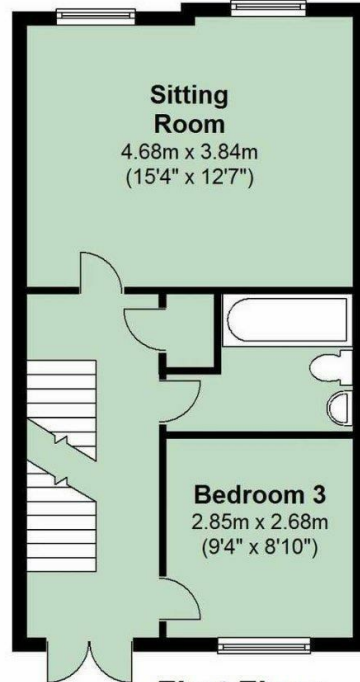
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		75	
(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



First Floor



Second Floor

Total area: approx. 120.2 sq. metres (1294.1 sq. feet)