



**51 Chapel Street, Tiverton, Devon EX16 6BT**  
**£210,000**

Welden   
**Edwards**  
*Supporting your every move*

Offered to the market is this delightful hidden gem, perfectly positioned just a stone's throw from the town centre. This generously proportioned home is notably larger than the average two-bedroom property and boasts a range of desirable features, including off-road parking for two vehicles, a spacious and light-filled lounge/diner, a modern fitted kitchen, and an enclosed rear garden—ideal for relaxing or entertaining.

### Description

Positioned in a central location, close to all daily needs, this stylish two bed is offered to the market.

Stepping into the property, you are welcomed by a spacious and practical entrance porch, ideal for coats and shoes. A door onward opens to the generous lounge diner, which provides a warm yet sociable setting- perfect for both relaxing evenings and entertaining guests.

The hallway leads through to a well-appointed kitchen, complete with an integrated fridge freezer, cooker and a four ring hob. Alongside an under counter slot for a washing machine. The kitchen includes a wide window that frames views of the rear garden, allowing natural light to pour in.

Upstairs, you will find a stylish family bathroom featuring a fitted shower over the bath. Two well-proportioned double bedrooms sit on either side of the landing, offering comfortable and versatile accommodation. Bedroom two includes built in storage which nicely integrates your storage needs and maximises floor space.

To the rear, the low maintenance garden enjoys views of the river as it flows past the property. The home also benefits from parking for two vehicles directly in front of the property.

### Council Tax, Tenure & Services

All Mains Connected

Freehold

Council Tax Band: A

Mobile Signal:

- 3, EE and Vodafone: Likely

- O2: Unlikely

Broadband:

- Standard: 18 mbps

- Superfast: 80 mbps

### Tiverton

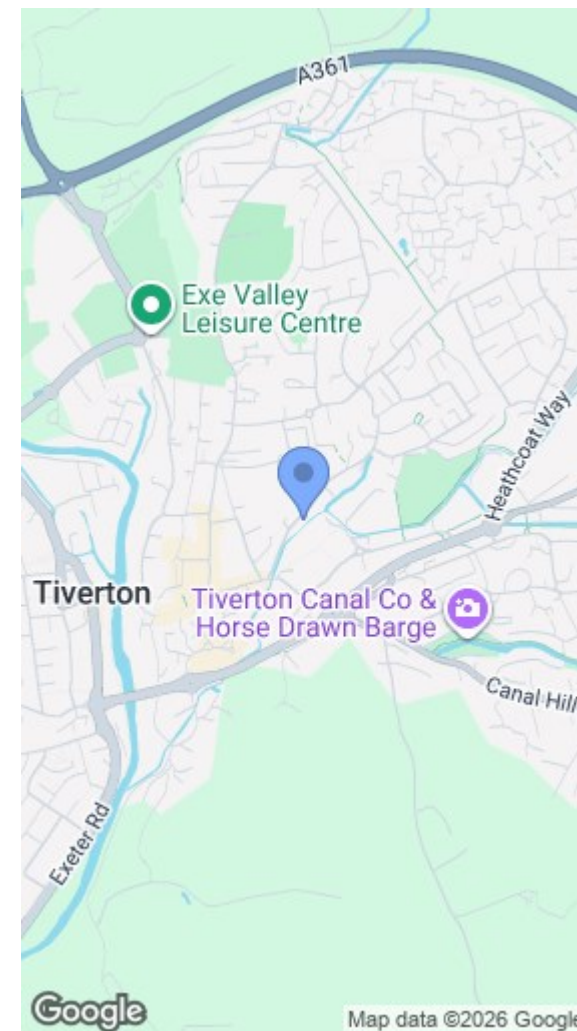
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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

### Disclaimer

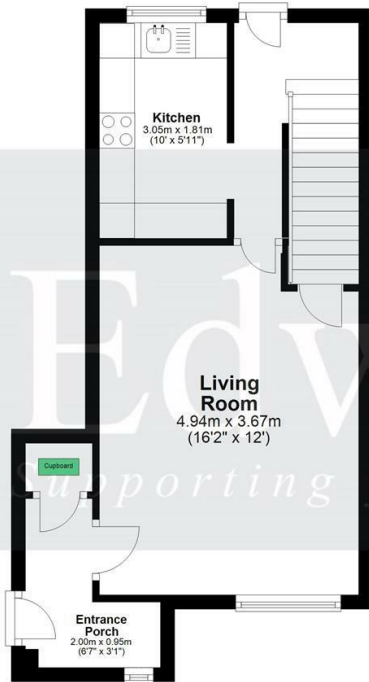
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



Total area: approx. 63.3 sq. metres (681.5 sq. feet)

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

