



Park Road, Tiverton EX16 6AU

welcome to

Park Road, Tiverton

Tucked away is this Grade II listed substantial five-bedroom Victorian home. Full of character and charm. In brief, there is a large lounge, Kitchen/diner, three beds & bathroom. Atrium & potential annex, which has a lounge, utility room, bathroom & Two bedrooms. Gardens, Parking & Garage. NO CHAIN.

A charming Grade II Listed middle part of an extended Victorian home, tucked away yet conveniently close to Tiverton town centre. The property also enjoys the rare benefits of off-road parking, a garage and private gardens.

Upon opening the front door, you are immediately welcomed into a porch which leads through to an impressive reception hall with soaring ceilings, setting the tone for the character found throughout the home. A feature wooden staircase rises to the first floor, while doors lead to all principal ground floor rooms as well as providing access to the basement level.

The living room is a generous space with high ceilings, a beautiful chandelier, with coving and a central rosette, a large bay window and a fireplace with an attractive decorative surround. The kitchen/diner also benefits from high ceilings, and offers excellent scope for updating and personalisation. From the kitchen, a door opens into a bright atrium which leads out to the large courtyard and to a versatile area of the house that would lend itself perfectly to an annexe, subject to the necessary consents. This section of the property comprises a further lounge and a utility room, with stairs rising to two bedrooms and a bathroom, making it ideal for extended family, guests or multi-generational living. Returning to the main house, the first-floor landing provides access to the loft and all rooms.

The principal bedroom is a spacious double featuring a bay window, a character fireplace with surround and a spacious built-in cupboard. Bedrooms two and three are both doubles, with bedroom three benefiting from built-in storage. A family bathroom completes the first-floor accommodation. To the lower ground floor are three cellar rooms, offering useful and flexible storage or hobby spaces.

Outside, the property is approached via a shared driveway, with off-road parking located to the front of the house along with a garage. There is a front garden and an enclosed large courtyard to the rear, which also benefits from a workshop and an outside toilet (not in use), adding further practicality to this characterful home.

Entrance Porch

Door into the entrance hall.

Entrance Hall

The grand hall has a fireplace, two radiators, a door to the living room and kitchen, stairs to the first floor, and stairs down to the cellar.

Kitchen/Diner

The kitchen features high ceilings, a built-in dresser, a radiator, a cooker, a wall-hung boiler, base units, and plumbing for a dishwasher. Also has a door to the atrium of the annex.

Lounge

There is a single-glazed bay window to the front. It features high ceilings, with coving and a central rosette, a fireplace (not in use), a TV point, picture rails, and two radiators.

Landing

The landing has a radiator, an airing cupboard, and loft access, with doors to bedrooms one, two, three, and the bathroom

Bedroom One

Bedroom one has a single-glazed bay window, picture rails, a beautiful feature fire (not in use), high ceilings, two radiators, and a spacious built-in cupboard.





Bedroom Two

Bedroom two has a single-glazed window to the front, with a radiator, and picture rails.

Bedroom Three

Bedroom three has a single-glazed window to the rear, with a fireplace, a radiator, a wash hand basin, and a built-in cupboard.

Bathroom

Features a single-glazed window to the rear, with a WC, a wash hand basin, a shower cubicle, and a radiator.

Atrium

A room with access to the lounge/diner of the annex, and a door to the large courtyard

Lounge/Diner

There are sliding doors to the rear, with two radiators, a fireplace with a gas fire (not currently in use), a TV point, a door to the utility/bathroom, and stairs to the first-floor annex.

Utility/Bathroom

This room has a WC, a wash hand basin, and a radiator, with plumbing for a washing machine and tumble dryer.

Landing

There is a single-glazed window to the rear and doors to bedrooms four and five, and the bathroom.

Bedroom Four

Bedroom four has two Velux windows, with a radiator.

Bedroom Five

Bedroom five has exposed beams, a radiator, a single-glazed window to the side, and a Velux window.



Bathroom

The bathroom has a WC, a bath, a radiator, a wash hand basin, and a Velux window.

Cellar

There are three cellar rooms, two of which have very small windows.

Greenhouse

The greenhouse is attached to the annex, with access through the courtyard.

Workshop

The workshop is accessed through the courtyard.

Large Courtyard

The large courtyard has a workshop, a WC (not in use), and a greenhouse.

Front Garden

The main garden lies to the front of the property. It is mainly laid to lawn, with mature trees, offering a good degree of privacy.

Agents Note

The building is Grade II listed and so is EPC exempt. In addition, the property was originally one large property which has since been converted into three separate homes, with this property being the central section.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

Park Road, Tiverton

- Five Bedroom House
- Over 3,700 sqft of Accommodation
- Annexe Potential (STTP)
- Front & Rear Gardens
- Garage & Off-Road Parking

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

guide price

£450,000



Total floor area 349.8 m² (3,765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
TVT105569 - 0005

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