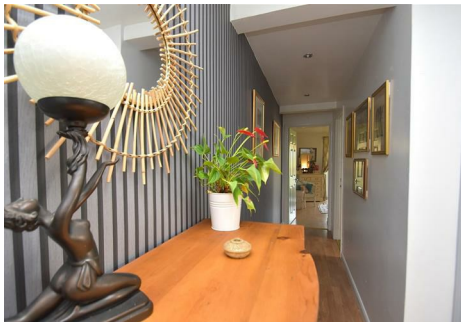




# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



## Angel Court Angel Hill, Tiverton, Devon, EX16 6PE

Asking Price £225,000

- Central Tiverton location
- Enclosed private garden
- 2 double bedrooms
- Gas central heating
- Balcony with river views
- Spacious sitting room
- Character features throughout
- No onward chain

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Angel Court Angel Hill, Tiverton EX16 6PE

Characterful town-centre home with river views, private garden, spacious rooms, and no onward chain.



Council Tax Band: B



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Angel Court, Tiverton – Character Property with Riverside Views

This property's position will not be suitable for wheelchair users or anyone with limited mobility.

Angel Court is a unique and spacious home located in the heart of Tiverton, offering the combination of town-centre convenience and peaceful riverside living.

Services: Mains Gas, electric, water, and drainage

Tenure: Freehold

Council Tax: B

Local Authority: MDDC

The property enjoys a private enclosed garden, large, tall, rooms, and a raised balcony with far-reaching views over the River Exe.

The ground floor comprises two large double bedrooms, both with built-in wardrobes.

A spacious family bathroom includes a bath with shower over, WC, hand basin, and built-in vanity unit.

A wide entrance hall gives a great first impression and provides useful storage space, along with an under-stairs cupboard.

Upstairs, the kitchen is bright and practical, featuring a gas range cooker, plenty of cupboard space, plumbing for white goods, and exposed roof braces that add character.

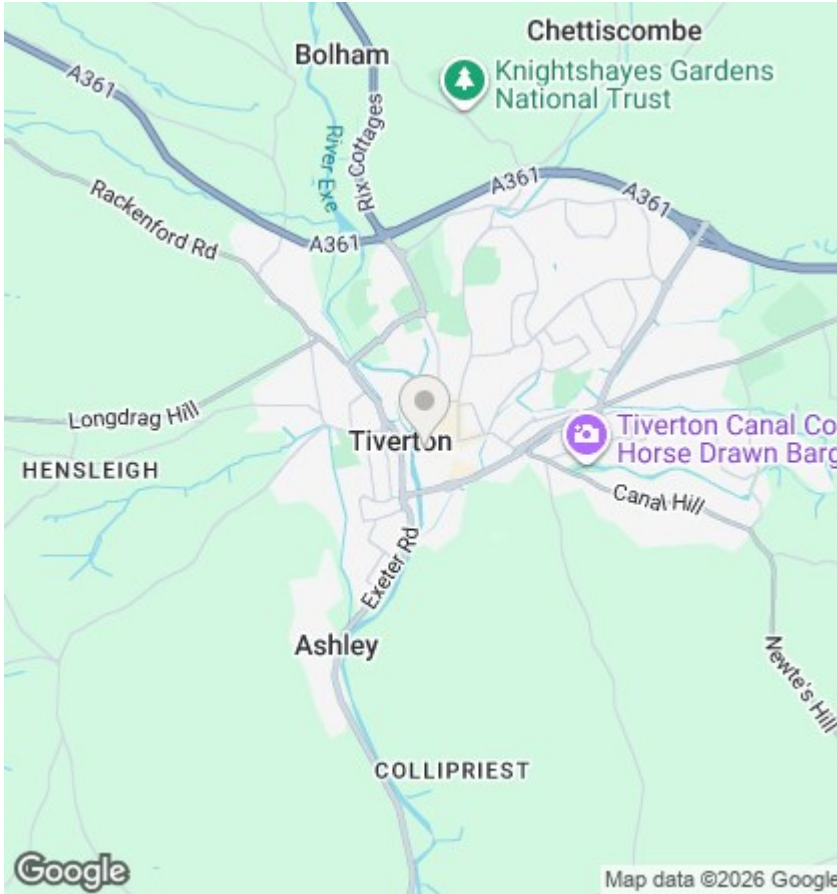
The standout feature of the home is the large sitting/dining room.

With high ceilings and exposed roof trusses, this impressive space feels open and welcoming. Patio doors lead directly onto the raised balcony, offering a stunning view across the River Exe and the garden below – an ideal spot to relax or entertain.

Outside, the property continues to impress with a well-maintained enclosed garden offering privacy and several peaceful seating areas, as well as a charming courtyard.

With gas central heating and no onward chain, Angle Court is perfect for buyers looking for something special – a home full of character, space, and natural beauty, all within easy reach of Tiverton's shops, amenities, and transport links.

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## Directions

What3words - wash.spell.stump Google maps code - WG36+25 Lat/Long - 50.902558, -3.489509

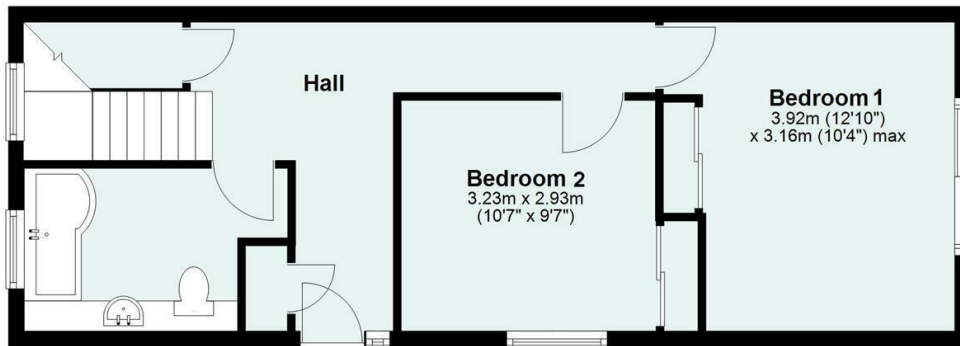
## Viewings

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

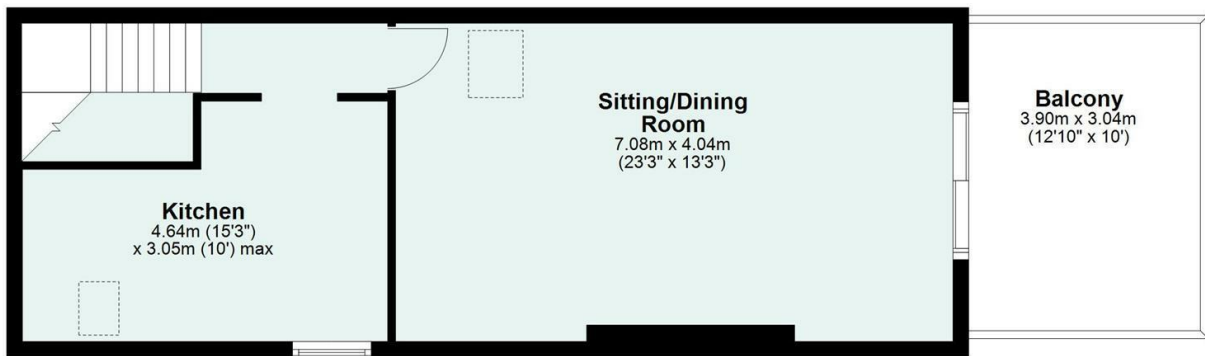
## EPC Rating:

E

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>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(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	



Ground Floor



First Floor

Total area: approx. 94.0 sq. metres (1012.0 sq. feet)