



43 Belmont Road



Tiverton Town Centre. M5 (J27)/Tiverton Parkway Station: 7 miles. Exeter 14 miles.

A charming terrace property in a convenient location close to the town centre.

- In Need of Modernisation
- Victorian Townhouse
- Close to Amenities
- Three Bedrooms
- Two Reception Rooms
- Study
- Front and Rear Gardens
- No Onward Chain
- Council Tax Band B
- Freehold

Guide Price £240,000

SITUATION

The property is situated in a convenient location within walking distance of the town centre.

Tiverton offers a wide range of amenities including a leisure centre, hospital, banks, building societies and shops and supermarkets catering for a variety of needs. There are schools for all ages in Tiverton, including Blundell's School which offers discounts to local pupils.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

DESCRIPTION

43 Belmont Road is a three-storey, charming, terraced property that dates back to the Victorian era. Boasting flexible accommodation across three floors, the property includes two reception rooms, three bedrooms and front and rear gardens.

ACCOMMODATION

An entrance hall with original Victorian tiled flooring provides access to the principal downstairs rooms with stairs rising to the first-floor landing. The sitting room enjoys an aspect to the front with a bay window, original ceiling cornicing and plasterwork and feature fireplace whilst the dining room sits to the rear with double doors onto the patio area and an open archway into the kitchen. The kitchen itself benefits from a range of base units with space for appliances and under stairs storage.

On the first floor are two double bedrooms with the master enjoying a period open fireplace and views across Tiverton towards the countryside beyond. A family bathroom can also be found on this level and comprises of a bath with shower over, WC and wash hand basin.

Stairs rise from the landing to the second-floor study. From here, a door opens into the third bedroom with a feature decorative cast iron fireplace and velux window to the rear.

OUTSIDE

Shared steps from Belmont Road rise to your area of front lawn with a pathway leading to the property's front door.

To the rear of the property is an enclosed, south facing, split level garden with a patio seating area providing access to a raised lawn and vegetable patch.

A shared passageway provides access to the front of the property. 43 Belmont Road benefits from a right of way across neighbouring land to the rear of the house with an additional neighbouring property also sharing that right across the garden of 43.

SERVICES

All mains services are connected. Gas central heating.

VIEWINGS

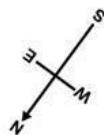
Strictly by appointment with the agent please.

DIRECTIONS

From the A361 Gornhay Orchard junction, proceed towards Tiverton and at the roundabout, turn right onto Lea Road. Take the first left onto Beech Road and continue on the road for approximately half a mile passing Two Moors primary school. Upon reaching a roundabout, continue straight onto Belmont Road. The property can be found on your left after approximately 100 yards.

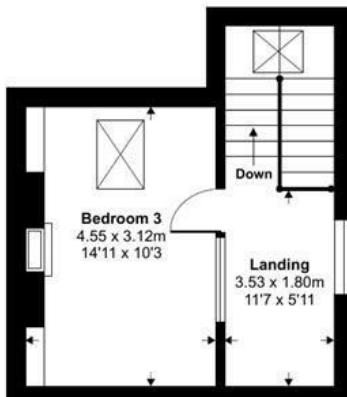
what3words: tour.soccer.almost



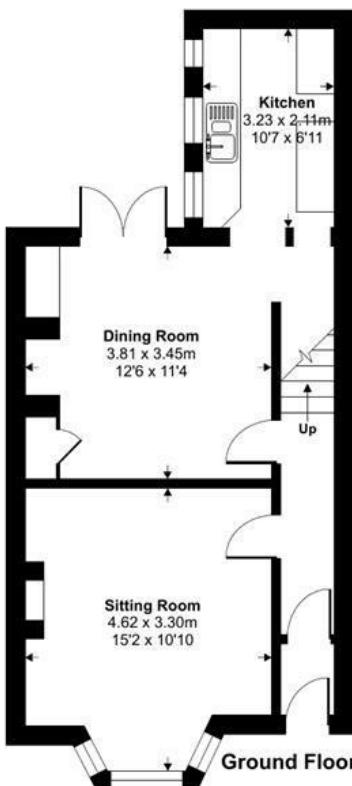


Approximate Area = 1286 sq ft / 119.5 sq m

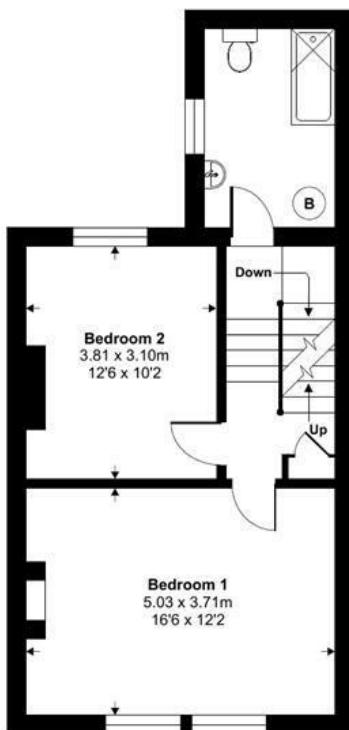
For identification only - Not to scale



Second Floor



Ground Floor



First Floor

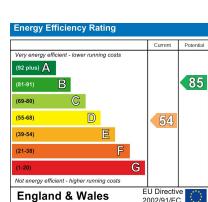


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.
Produced for Stags. REF: 916592

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



01884 235705
tiverton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London