



8 Church Street, Tiverton, EX16 5HY  
Asking Price £179,950

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

**\*NO ONWARD CHAIN\***

**Grade II Listed**

Stepping inside, you're greeted by a spacious, welcoming living room with flexible layout options. This leads into a generous kitchen–diner with plenty of space for a family sized table. Which also flows into a large utility room. Upstairs, the first floor hosts two bright bedrooms, providing ample space for storage and furniture. The top floor features two further bedrooms with dormer windows, adding character and natural light to this charming pre-1900s home.

#### Description

Stepping into the property, you are welcomed by a spacious and inviting living room—generous enough to accommodate a variety of furniture layouts while still maintaining a warm, cozy atmosphere. From here, you move into the kitchen–diner, which mirrors the same sense of space and character. This room benefits from a useful under-stairs storage cupboard and ample room for a family dining table.

The layout flows naturally into a well-proportioned utility room, offering plenty of space for appliances such as a dishwasher, washing machine, and additional refrigeration—ideal for meeting the needs of a busy household while freeing up space elsewhere. A contemporary and practical bathroom sits on the ground floor, complete with a shower-over-bath.

Ascending to the first floor, you'll find two bright bedrooms featuring large sash windows that allow natural light to pour in. High ceilings enhance the feeling of space, providing generous room for wardrobes, storage, and sizeable beds.

On the upper floor, two additional bedrooms make excellent use of dormer windows, bringing in even more natural light. Their unique shapes and proportions highlight the charm and character of this pre-1900s home, combining period features with a comfortable, versatile layout.

There is also ample on street parking.

#### Services, Tenure and Council Tax

Council Tax Band - A

Freehold

All Mains Connected

Ofcom Mobile Signal: O2 - Limited, EE Three Vodafone - Likely

Ofcom Broadband Speeds:

- Standard 19 mbps
- Superfast 80 mbps
- Ultrafast - 900 mbps

#### Tiverton

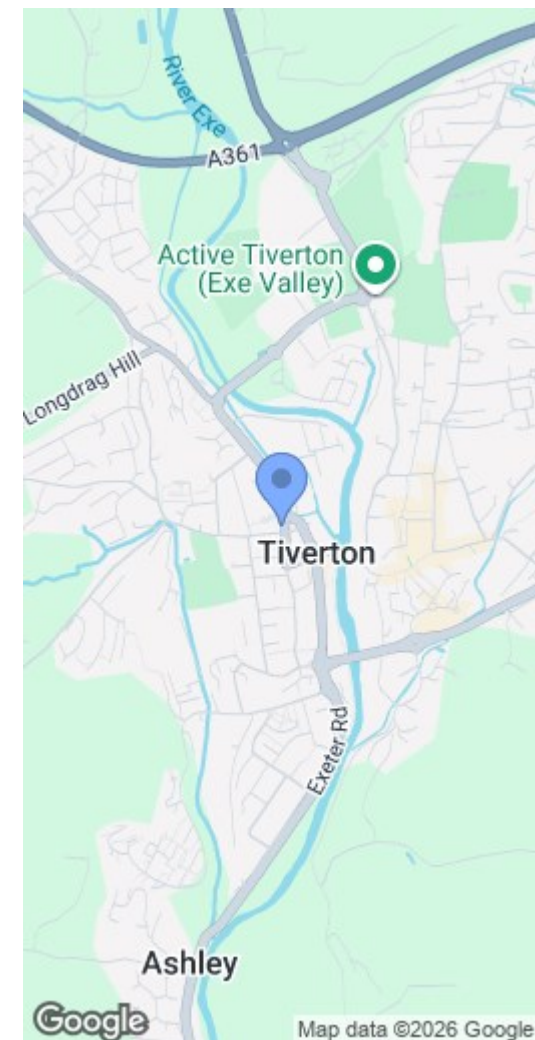
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

#### Sales enquiries

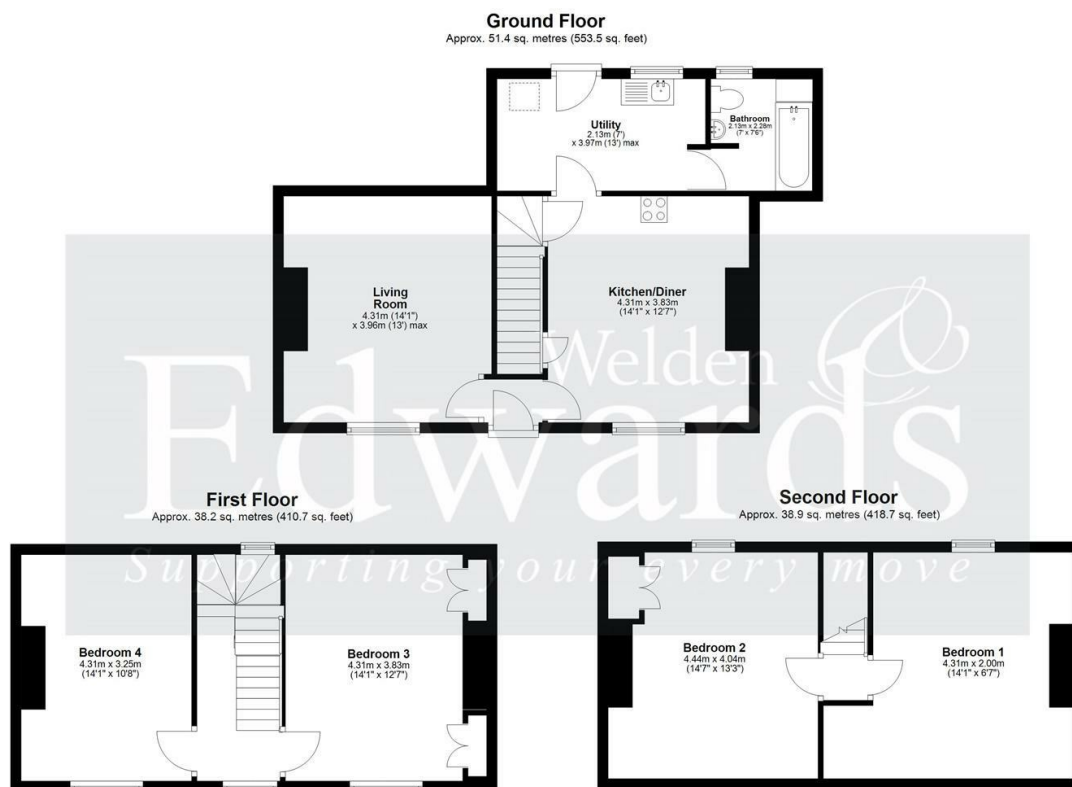
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

#### 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.



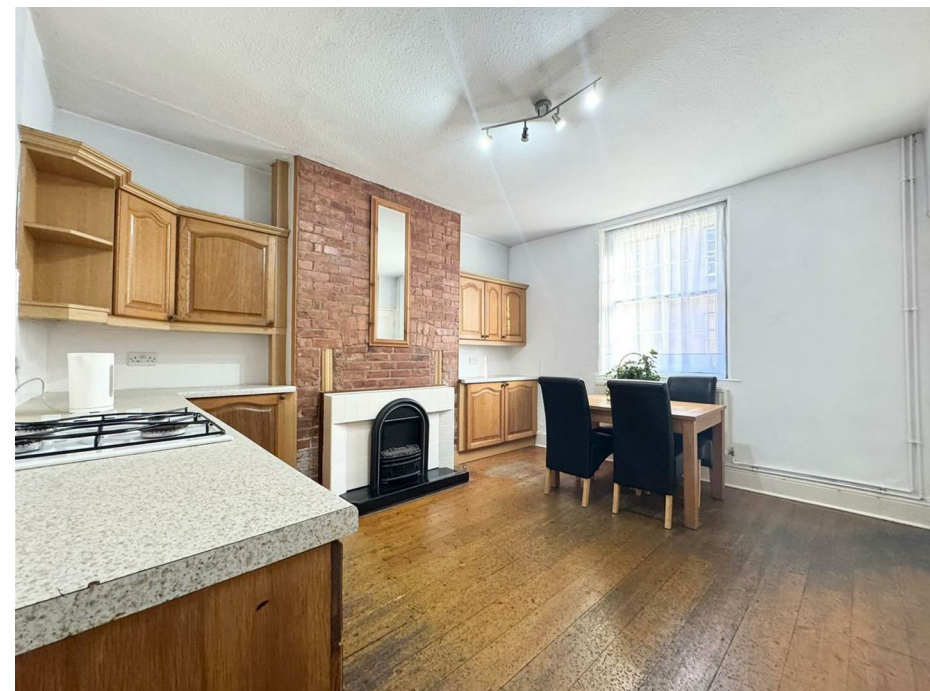
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 59      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total area: approx. 128.5 sq. metres (1382.9 sq. feet)

This plan is for guidance only and is not to be relied upon.

Measurements are approximate.  
Plan produced using PlanUp.



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