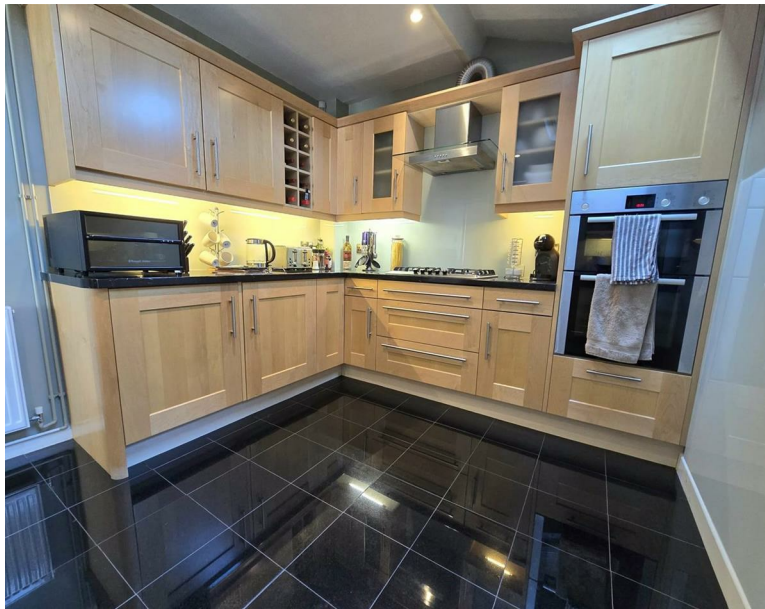
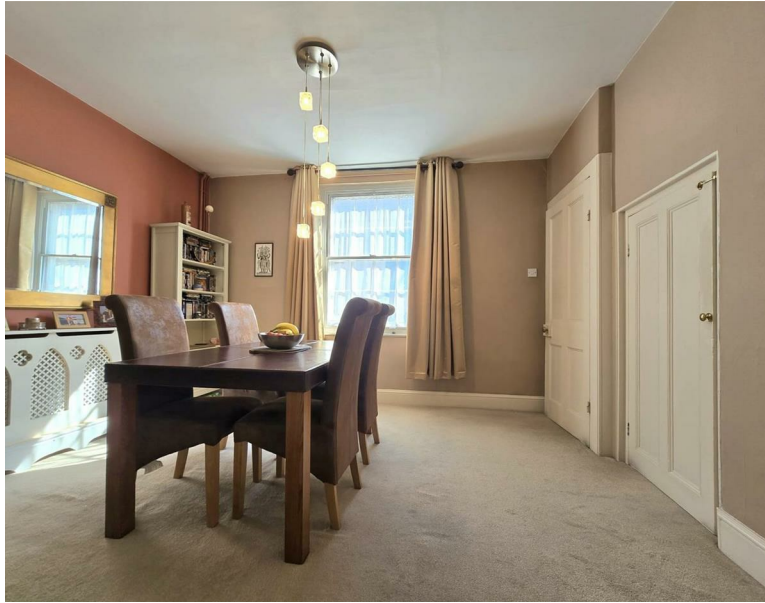




26 Church Street, Tiverton, EX16 5HX
Asking Price £240,000

Welden
Edwards
Supporting your every move

This quaint and characterful Grade II listed home is offered to the market for the first time in almost 20 years. Enjoying tall ceilings and large sash windows plus views over to St Paul's Church, we can almost guarantee you'll fall in love with this property as soon as you view!



Description

Nestled next to the picturesque St Paul's Church and within easy reach of local amenities, this beautifully presented town cottage offers immaculate accommodation across three spacious floors.

The ground floor welcomes you with two generously sized reception rooms, perfect for both relaxing and entertaining. The solid wood kitchen is fitted with built-in appliances and provides access to the lovely shared garden — a wonderful spot to enjoy outdoor living in a beautifully kept setting.

Upstairs, the first floor hosts two substantial double bedrooms, both offering excellent proportions and plenty of natural light. The second floor boasts a third double bedroom and a stylish family bathroom with a separate shower and bath. There are convenient eaves storage within the secondary WC with a hand basin. There is potential for additional storage if needed within the internal lobby area.

Throughout the home, the presentation is flawless, blending character with modern comforts, including gas central heating and secondary glazing. The cottage's charming features, superb layout, and prime location make it an ideal choice for those seeking town living with comfort aplenty!

Services, tenure and council tax

Mains gas, electricity, water and drainage. Council tax band A.
Freehold tenure. Parking space rented by the property at a sum of approx £350pa.

Broadband (estimated speeds) - Superfast 80 mbps, Ultrafast 900 mbps
Mobile - Mobile (based on calls indoors) O2 - Good, EE, Three, Vodafone - Likely

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.

Disclaimer

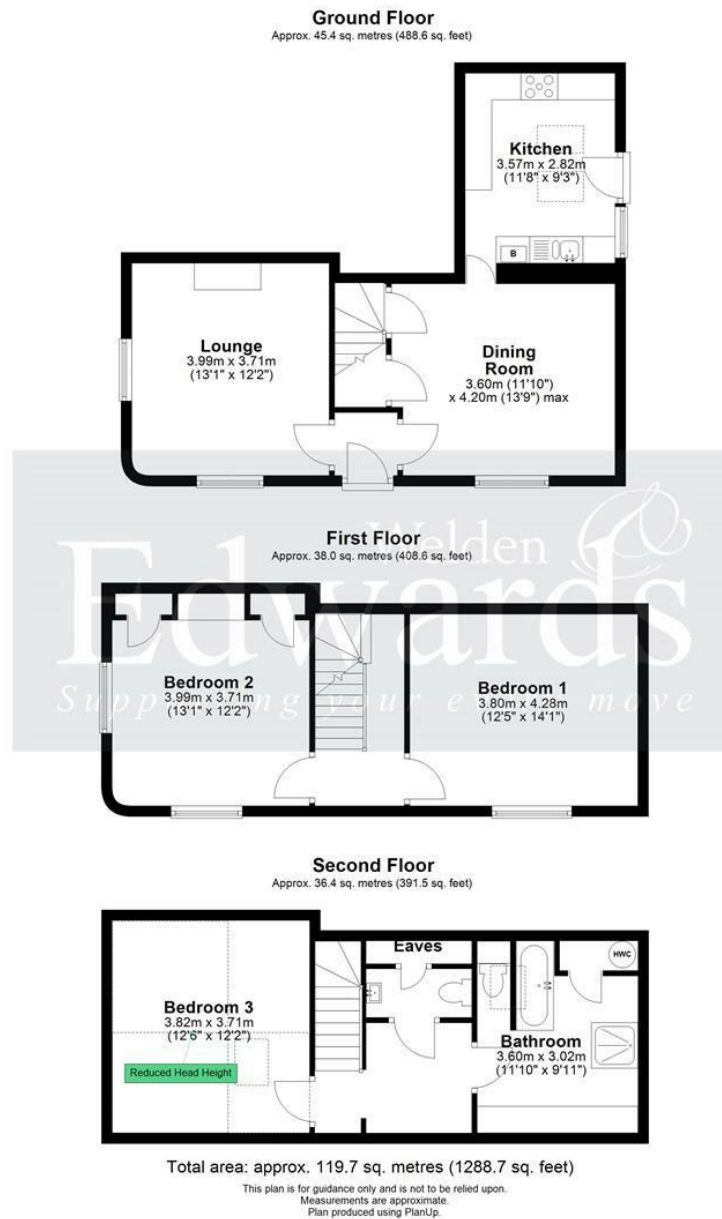
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



- Close to local amenities
- Prime location next to St Paul's Church
- Gas central heating
- Solid wood kitchen with built-in appliances
- Two large reception rooms
- Three spacious double bedrooms
- Immaculate presentation throughout
- Beautifully kept shared garden
- Private parking space



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