

19 St. Andrew Street
Tiverton, EX16 6PH

£210,000
Guide price



 3  1  1 EPC N/A





- Grade II listed
- Quiet position
- River views
- Separate home office / studio
- Excellent condition
- Plenty of character
- Pretty gardens
- New roof
- Fibre broadband
- Council Tax: Band C
- All mains services connected



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

"This is an exceptionally well presented character cottage situated in arguably the most sought after street this close to the town centre. Tucked away in a no through road, with views over the river....."



The Property

This is a terraced cottage full of character, which is located very close to the town centre, opposite the museum in St. Andrew Street. The vendors have loved living here for the last 20 years and in their time have kept the cottage very well maintained. As the property is Grade II listed, the vendors have worked with the conservation office to replace the roof with Welsh slate and took the opportunity to improve the insulation in the roof void with TLX Gold insulation. The cottage is also heated by a modern Glowworm boiler which also provides the hot water.

The character of the cottage starts at the front door, with a shared entrance hall running between the two properties. This also provides a great space for coats and boots on those wetter British days! A private front door opens to the entrance hall, stairs reach to the first floor and doors open into the sitting room and kitchen. The sitting room has a peaceful feel about it with wooden flooring and an inset wood burning stove inset into the stone fireplace. A large sash window draws in plenty of light. The kitchen is full of charm with a quarry tile floor, wooden working units and storage, and a gas range set into the stone fireplace. A door leads out from here to the back of the house.

On the first floor are two bedrooms and bathroom.

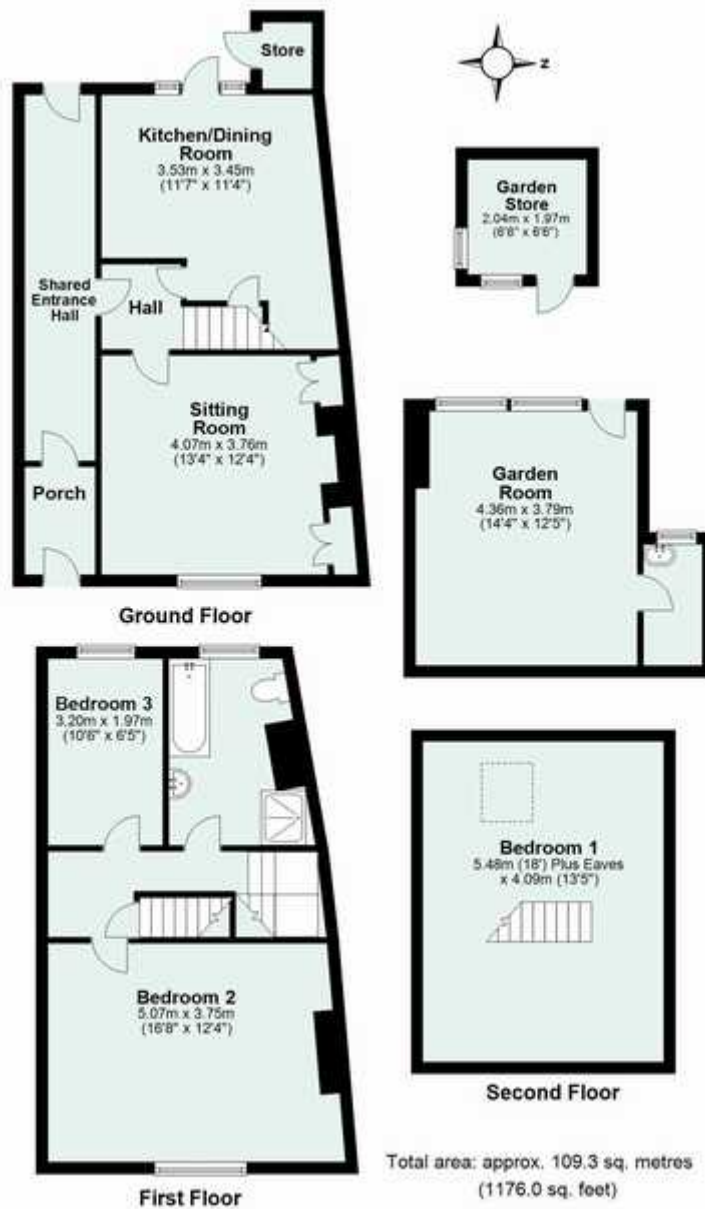
The bedroom at the front of the house is an excellent double room with a pleasant outlook out onto St. Andrew Street and the museum. The second bedroom is a comfortable single and the view of the river is sure to help anyone settle to sleep. The bathroom is also a surprise, not only having a full suite but there is also a separate shower cubicle with a power shower. The stairs continue up and into the roof space where an attractive loft room is found and the view from the window here, is simply lovely.

Within the garden is a lovely deck and seating area which is just perfect for making the most of the warmer evenings. An established vine covers the pergola and provides shade in heat of the summer. There is power and water connected.

Steps lead down the lower part of the garden within which is a substantial studio / office. The studio is fully insulated, has power, lighting, fibre broadband, satellite connections, under floor heating and double glazing. In a smaller room is a sink with running water and a water heater. A garden shed will also be staying which is only about a year old and has power connected. Within the lower garden are various fruit trees and bushes, including plum, apple, pear, cherry, raspberry and gooseberry.

Directions

From our office, proceed along St. Andrew Street. Number 19 will be seen on the right with our for sale board displayed.



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



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