



2 Bridge Buildings

Tiverton | Devon | EX16 5LZ



An charming Grade II Listed Georgian family house in a little known location, upgraded to a particularly high standard.

Tucked away but close to town

Superb kitchen / breakfast room

Utility room and cloakroom

Master bedroom with dressing room & en-suite

3 further bedrooms

Lovely family bathroom

Pretty, secluded courtyard and further garden space

Private parking front and rear

Must be viewed!

Price

£310,000

Situation

Are you looking for a beautiful family house within easy access of the town centre, local schools, shops and amenities?

This property could be just the one for you. Situated at Bridge Buildings, a terrace of just four houses, believed to have been built in the 1830's for the Heathcoat Factory foremen of the time. The house is tucked away in a position that is little known and has a lovely outlook to the rear to a lovely old building which is now used as the factory linen shop.





The Property

The house itself has simply been finished to an exceptional standard, the vendors have loved living here and it is clear that they really love the house and no expense has been spared.

The house offers extensive accommodation across three floors, retaining much character throughout and is ready to move straight into with nothing more to do. The quiet seclusion of the rear courtyard and garden is a real joy and perhaps surprising considering the proximity to the town. At both the front and rear there is private parking, the area at the rear doubling up as further garden space.

The ground floor offers two reception rooms - a sitting room to the front, dining room to the rear with a lovely outlook over the courtyard and a fantastic kitchen extension, utility room and cloakroom. The kitchen is a light and airy space with a vaulted ceiling drawing light through additional velux windows, plenty of working surfaces and storage, and a range cooker makes cooking the Sunday roast and absolute joy! Don't worry - there is an integrated dishwasher to take care of the mess afterwards! In the kitchen is a built in fridge and the utility room has space for the washing machine, tumble dryer and fridge freezer.

On the first floor the master bedroom is a lovely double room, a dressing room and a very smart en-suite shower room make this a very luxurious suite. A further single bedroom is also found on this floor. On and up to the second floor where two further double bedrooms are found and a rather special bathroom with a roll top bath and separate double shower cubicle, with contemporary modern fittings.

In all - this is a delightful find and we would recommend that you don't hesitate - contact us to arrange a viewing!



Total area: approx. 146.4 sq. metres (1575.8 sq. feet)

Directions

From the multi storey car park, turn right at the roundabout and cross the river bridge. Turn right at the next roundabout and after passing through Westexe South, turn left at the mini roundabout following the road to the right. At the junction turn right in to Leat Street and the property will be found on the left just after the factory shop.

Utilities

Mains electricity, gas, water and drainage.

Council Tax

Band B

Tiverton

01884 253500

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Energy Performance Certificate

Seddons have a full EPC for this property, available on request or via the internet.

Whilst every attempt is made to ensure our sales particulars are fair, 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.