

**17 Church Street**  
Tiverton, EX16 5HX

**£150,000**  
Guide price



 3  1  1 EPC D





- No onward chain
- 2 reception rooms
- Kitchen & utility
- Cloakroom
- 3 double bedrooms
- Bathroom
- Good condition
- Potential rental income £675 pcm



**Would you like to have a look?**  
**Contact our Tiverton office**  
**01884 253500**  
**[tiverton@seddons.com](mailto:tiverton@seddons.com)**

A surprisingly spacious three bedroom terraced house which is located conveniently close to the town centre which would make an ideal first time or investment opportunity.



### The Property

This three bedroom house located near to the town centre is an ideal first home or investment opportunity. The property benefits from gas central heating and double glazing throughout and offers two reception rooms and three double bedrooms. There is rear access to the property.

Located in Church Street close to a local park, a parade of shops, two primary schools and within easy walking distance of the town centre, makes this a very convenient location.

Tiverton is a thriving market town with a good shopping centre and an excellent range of educational facilities. The town has fast dual carriageway access to Junction 27 of the M5 motorway and adjacent mainline station (Paddington in about two hours).

### Utilities

Mains electricity, gas, water and drainage.

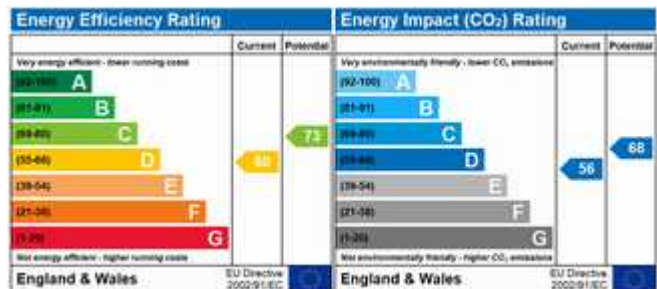
### Council Tax

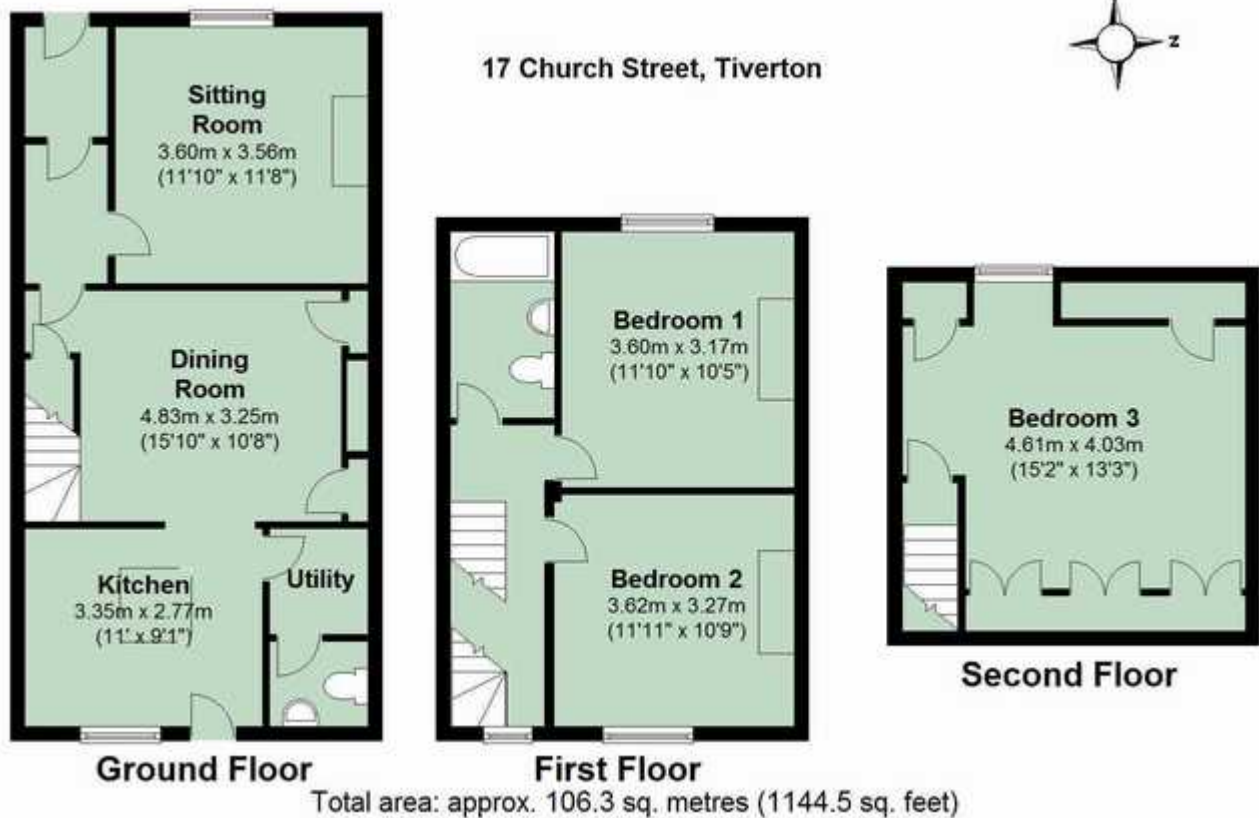
Band A

### Directions

From the office proceed down Angel Hill. Continue straight ahead at the roundabout. Follow the road to the right and the property will be seen on the right with our 'For Sale' board displayed.

### Energy Performance Certificate (EPC)





## 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.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.