

Asking Price £200,000



9 Hill Crest, Tiverton, Devon, EX16 6AT

- No onward chain
- Front and rear gardens
- Kitchen
- Bathroom with separate bath and shower
- New roof
- 2 Bedrooms
- Living room
- Downstairs cloakroom
- Close to town
- South facing

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



9 Hill Crest, Devon EX16 6AT

A lovely spacious, semi detached property, with no onward chain, benefitting from lots of character features, as well as front and rear gardens.



Council Tax Band: B



LongDescription

Situated just away from the town centre, this lovely house has a lot to offer, not only does it have a new roof but would make a wonderful home, to a young family or couple.

A footpath leads up to the front door, passing the well maintained front garden, with established plants and an inviting bench to enjoy the south facing aspect.

As you enter the property, you will see the stairs ahead to take you up to the bedrooms and bathroom, while to your right will be the entrance to the living room, which follows on to the kitchen and downstairs WC.

The living room is a good size, with wonderful character features. The kitchen is also a good size, plenty of space for a table and chairs, with a nice outlook to the rear garden. Another feature of the kitchen is the large under stairs storage, perfect for a fridge/freezer or a potential larder.

On the first floor are two bedrooms, and a family bathroom, the bathroom is very spacious and benefits from a separate bath and shower. Both bedrooms have brilliant built in storage. The master bedroom storage is vast, and has potential to be a superb walk in wardrobe or dressing room.

At the rear of the house, in the low maintenance garden, with access to outside water, along with a convenient storage shed.

Services:

Mains electric, gas, water, and drainage

Tenure:

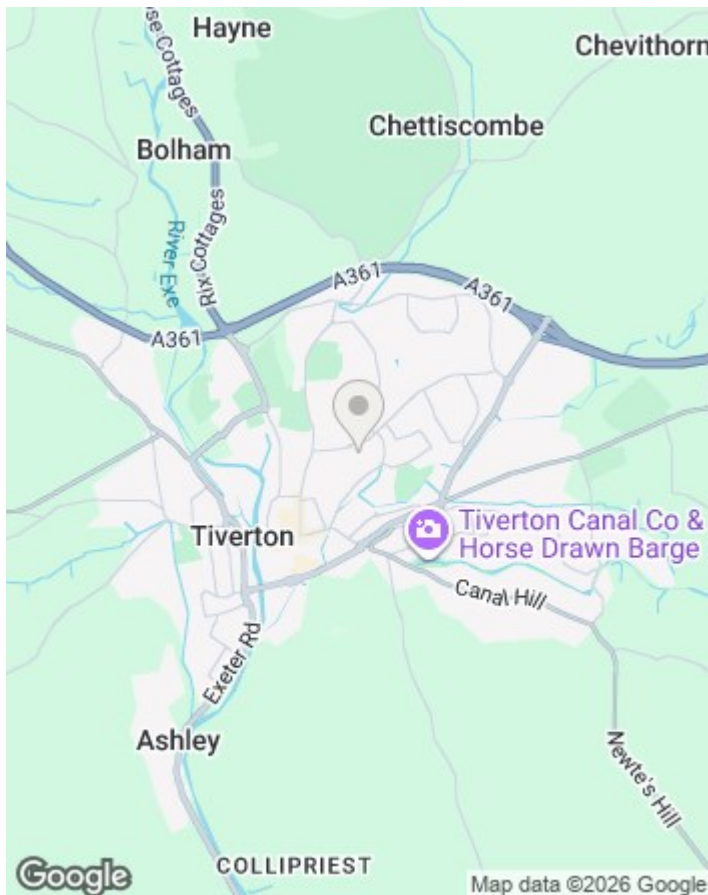
Freehold

Council Tax:

Band B

Local Authority:

Mid Devon District Council - 01884 255 255



Directions

DIRECTIONS: Google Maps Code - WG59+2C
What3words - fonts.shark.cling

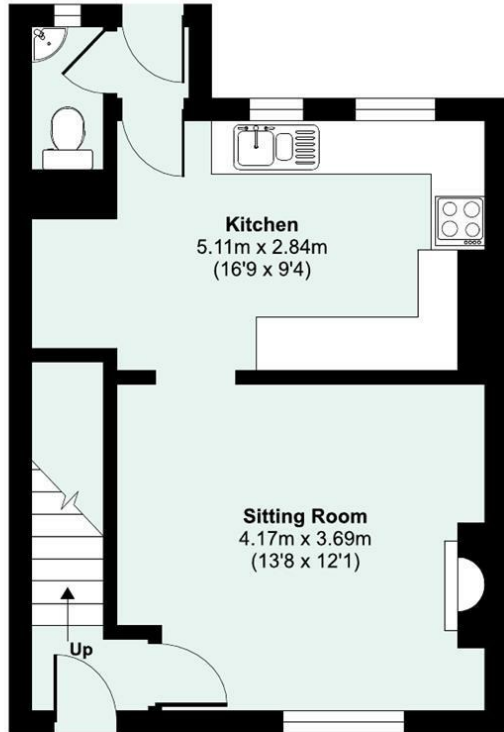
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

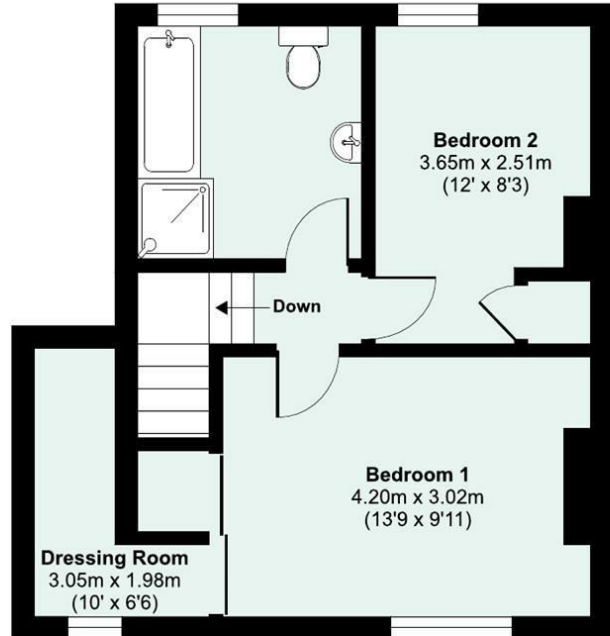
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	


Approximate Area = 800 sq ft / 74.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1393798

