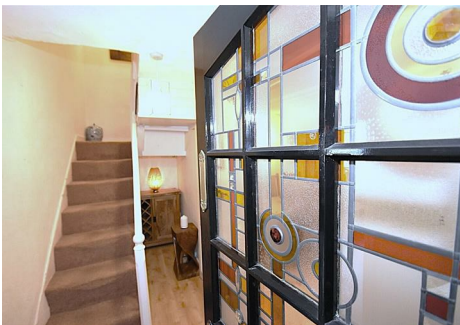




Asking Price £199,950

seddons



21 St. Andrew Street, Tiverton, Devon, EX16 6PH

- NO ONWARD CHAIN
- Character features
- Garden with outlook
- Sash windows
- Historic street setting
- 3 bedrooms
- Views across river
- Flexible living space
- Gas central heating

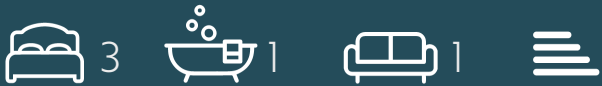
Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



21 St. Andrew Street, Tiverton EX16 6PH

This three-bedroom character cottage offers a rare opportunity to own a period home in one of Tiverton's most historic settings.



Council Tax Band: B



A three-bedroom period cottage positioned on Tiverton's oldest street, enjoying river views and a garden overlooking the water.

This character home offers well-proportioned accommodation arranged over three floors and would suit buyers looking for charm, individuality and a central yet tucked-away position.

The ground floor includes a cosy sitting room with sash window and inset fireplace, along with a spacious kitchen/dining room that opens into an extension — a flexible space ideal as a dining area, home office or additional reception room.

On the first floor are two good-sized bedrooms, one of which enjoys open views across the river and towards the surrounding hills.

The bathroom is fitted with a bath and shower over, wash basin and heated towel rail.

The second floor provides a versatile space, bedroom three, or study, with a roof window and elevated outlook.

Outside, the garden overlooks the river — a rare feature for a town-centre cottage — providing an attractive setting for those who value outlook and atmosphere.

This is a property for buyers who appreciate character features, views and individuality, rather than modern uniformity.

Tenure:
Freehold - Grade II listed

Council Tax:
Band B

Services:
Mains electricity, gas, water and drainage.



Directions

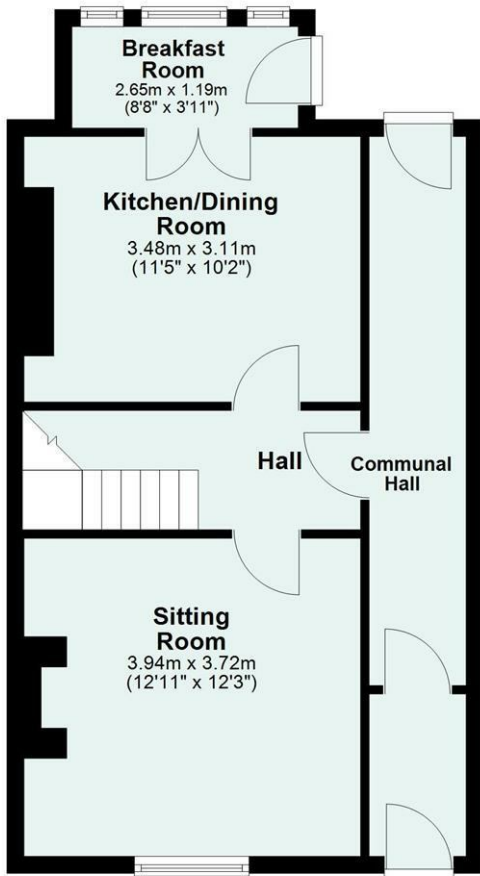
What3words - likes.stole.dance Google Maps
Code - WG26+FJ2 Tiverton

Viewings

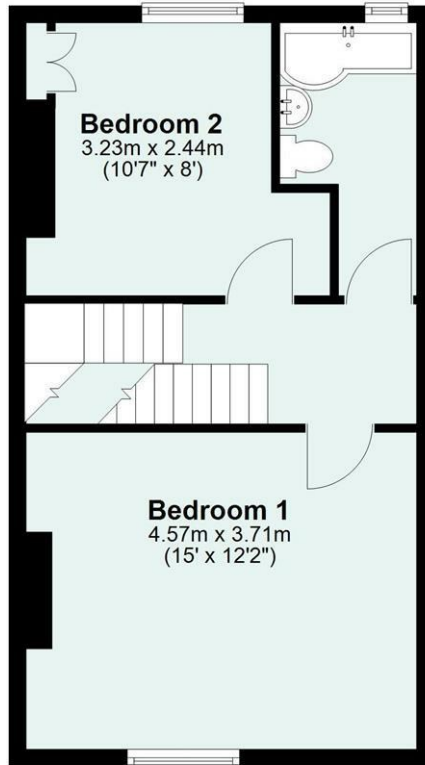
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

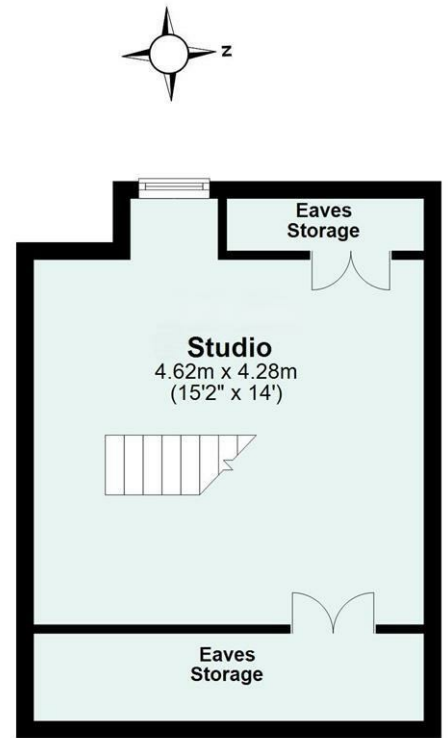
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total area: approx. 107.9 sq. metres (1161.7 sq. feet)

The floor area includes outbuildings

