



14, The Avenue



STAGS

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Tiverton, Devon EX16 4HR

Tiverton Town Centre 0.5 Miles | M5 (J27)/Tiverton Parkway 6

A large period detached house extending to 3600 Sq Ft of accommodation within this convenient location just 0.5 miles from the town centre, together with garage, large parking and gardens. In all 0.28 acres.

- Large Detached Period House
- 3 Reception Rooms
- Conservatory
- Town Centre 0.5 Miles
- Council Tax Band F
- 6 Bedrooms, 2 Bathrooms
- Kitchen/Breakfast Room
- Large Parking Area & Garage
- Just over 1/4 Acre in all.
- Freehold

Guide Price £750,000

SITUATION

Located in a popular road with close access to Blundell's School, this is the ideal home to access all the amenities that the town offers, including walking distance of Blundells School and the town centre just 0.5 miles distant.

Junction 27 of the M5 is 6 miles distant, alongside which lies Tiverton Parkway Train Station, offering services to London Paddington within 2 hours. The cathedral and university city of Exeter lies 14 miles to the south providing a wider range of amenities and services, including an international airport.



DESCRIPTION

This elegant period house provides spacious and flexible accommodation across three floors plus a basement. Features include a range of period detail including a grand staircase hall, fireplaces and ceiling cornices. The rooms are well laid out with three reception rooms on the ground floor, together with a kitchen/breakfast room and adjoining conservatory, as well as a cloakroom with WC and separate utility. The lower ground floor basement provides useful storage space and is currently used as a gym.

On the first floor are four large bedrooms, 2 family bathrooms and a separate WC. On the second floor are two further large bedrooms and a store room on the half landing.

OUTSIDE

The property is extended via a newly covered driveway providing turning and parking space for several vehicles. A garage is located at the bottom. An area of garden lies to the front inside an established boundary hedge providing a productive kitchen garden with raised beds and a greenhouse. Attached to the far side of the house is a workshop/store.

To the rear is a large lawned garden on two levels with a paved patio and lawn leading down to a lower larger lawn with fencing and hedging surrounding.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating. Ofcom predicted broadband services: Standard, Superfast & Ultrafast broadband is available.

Ofcom predicted mobile coverage: External – EE, Three, O2 and Vodafone. Internal - Three & O2 (variable), Vodafone & EE. Local Authority: Mid Devon Council.

DIRECTIONS

What3Words: ///blocks.pillow.safe

Google Drop Pin:

<https://maps.app.goo.gl/s2Eh2bKQ1ksbakYBA>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(34-48) D	
(19-33) E	
(9-18) F	
(1-8) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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