

Asking Price £255,000



13 Queen Street, Tiverton, EX16 5JH

- 3 spacious bedrooms
- 2 reception rooms
- Period fireplaces, charming
- Character Property
- 2 modern bathrooms
- High ceilings, airy feel
- Enclosed rear garden
- Walking distance to town

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

13 Queen Street, Tiverton EX16 5JH

A spacious and freshly presented three-bedroom period home, pleasantly positioned and offering two reception rooms, two bathrooms and a good-sized rear garden.



Council Tax Band: B



This attractive period home offers well-proportioned accommodation arranged over three floors, combining the character and generous room sizes associated with its era with practical space for modern family living. The property has benefited from further redecoration and now presents with a particularly fresh, clean and well-maintained feel throughout.

The accommodation includes two reception rooms, three bedrooms, a family bathroom, en-suite facilities and a ground floor cloakroom, together with a good-sized rear garden.

The living room is positioned at the front of the house and is a generous, welcoming room. A large double-glazed sash-style bay window allows plenty of natural light into the room, while the high ceiling adds to the sense of space. A period-style fireplace provides an attractive focal point and complements the character of the property.

A separate dining room provides ample space for a family dining table and furniture, making it equally suitable for everyday use or entertaining. A sash-style window overlooks the rear, with a further period-style fireplace adding character. Cleverly positioned beneath the stairs is a cloakroom with WC and wash hand basin.

The kitchen has a modern finish with a good range of fitted cupboards and work surfaces. Integrated appliances include a gas hob with extractor over, together with an oven and grill. Tiled flooring provides a practical finish, and a door gives direct access to the rear courtyard and garden.

On the first floor are two of the three bedrooms and the family bathroom.

Bedroom one is a particularly generous double room positioned at the front of the house. A period-style fireplace is an attractive feature, while useful recessed

storage provides additional practicality.

Bedroom three is positioned to the rear and enjoys an outlook over the garden.

The family bathroom has been finished with a modern suite comprising a bath with shower over, WC and wash hand basin.

The second floor is home to another generous double bedroom, creating a useful degree of separation from the remainder of the accommodation. The room looks towards the front and benefits from a walk-in wardrobe offering plenty of storage. An adjoining en-suite bathroom has natural light from a Velux window and includes a bath with shower over, WC and wash hand basin.

Outside, an enclosed courtyard immediately behind the house provides a useful transition into the main garden. Beyond this is a good-sized lawn with a small patio area, providing an enjoyable outside space with room for seating, children and general family use.

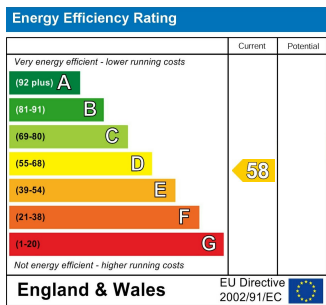
Overall, this is a spacious and characterful period home which now presents particularly well following its recent redecoration, offering flexible accommodation, generous bedrooms and a good-sized garden across a practical three-storey layout.

Tenure
Freehold

Utilities
Mains electric, gas, water, and drainage

Council tax
Band B

Local authority
Mid Devon District Council



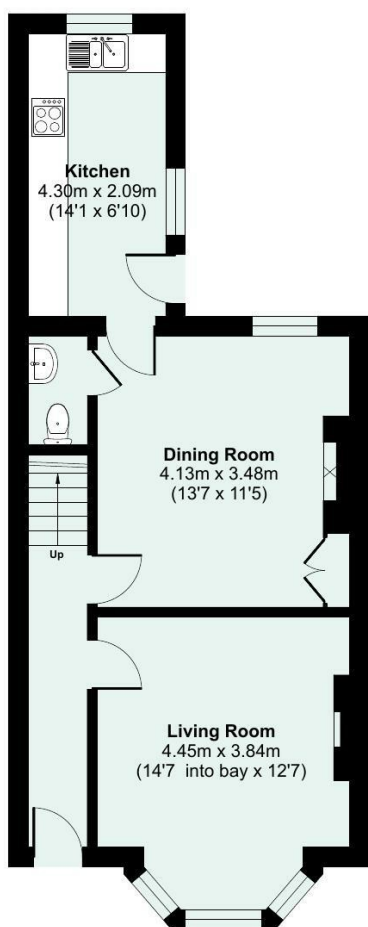
Viewings

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

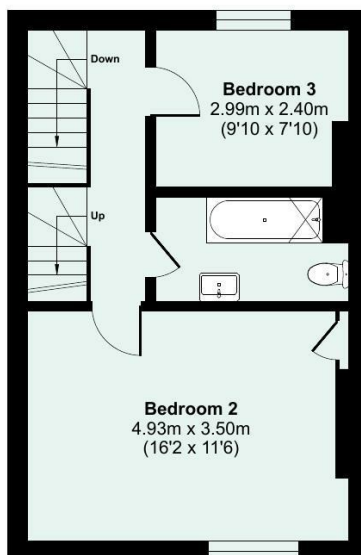
Directions

What 3 Words - verbs.decks.phones

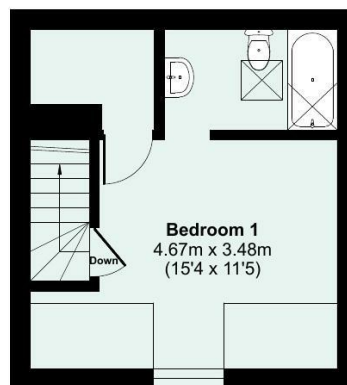
EPC Rating: D



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1165 sq ft / 108.2 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 1203 sq ft / 111.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Seddon Estate Agents LLP. REF: 1509945

