



The Avenue, Tiverton, EX16 4HP

A magnificent period property featuring spacious accommodation and beautifully maintained gardens. Garage and ample parking space. NO ONWARD CHAIN.

Winkworth

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DESCRIPTION:

This property offers an exceptional blend of historic charm and modern comfort, providing substantial accommodation in one of Tiverton's most sought-after locations. The Avenue enjoys the convenience of being close to local amenities, excellent transport links, and is just a stone's throw from the Great Western Canal, making it an ideal choice for those seeking both tranquillity and accessibility.

Stepping through the grand entrance hall, you are immediately greeted by the character and charm of this fine home. High ceilings, original features, and generously proportioned rooms create a sense of space throughout.

The drawing room is a true highlight, offering a bright and airy space perfect for entertaining or relaxing by the fireplace. The sitting room provides an additional comfortable living area, ideal for family gatherings or quiet evenings also fitted with a fireplace. The breakfast room offers an inviting space for informal dining, and seamlessly leads into the well-appointed kitchen, which is designed to cater to modern living while maintaining the property's period charm. A separate utility room adds practicality and additional storage with a separate cloakroom.

Upstairs, the property boasts six spacious bedrooms, each thoughtfully designed. The master bedroom benefits from its own en-suite bathroom, adding a touch of luxury, the spacious second bedroom boasts its own private ensuite, offering comfort and convenience for guests or

family members. while the remaining bedrooms are served by a stylish and spacious family bathroom.

OUTSIDE:

The exterior of the property is equally impressive, with well-maintained gardens, perfect for outdoor dining, gardening, or simply enjoying the surroundings. The property also benefits from a garage and ample parking.

This rare and distinguished home presents a unique opportunity to acquire a spacious, elegant, and well-located period property. Whether you are looking for a family home or a home that offers a balance of grandeur and practicality, this exceptional property is sure to impress.

Council Tax: Band E - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Fibre to the Cabinet Broadband Available Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions: -

Using the what3words app, search: -

zones.fishery.during



AT A GLANCE:

- Period property which spans over three floors
- Large lounge with bay window
- Good size modern kitchen
- Breakfast room
- Separate dining room
- Rear enclosed garden
- Large garage/workshop
- Parking to rear of the property
- Close to local amenities

PROPERTY INFORMATION:

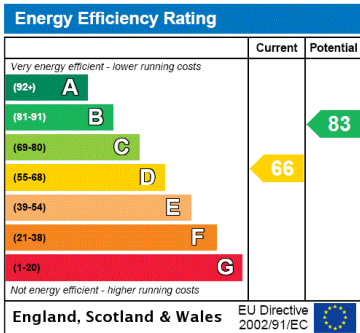
- Freehold
- Council tax Band: E
- Mains electric, gas, water and drainage.

The Avenue, Tiverton, EX16

Approximate Area = 2811 sq ft / 261.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Winkworth. REF: 1254657



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