



Old Road, Tiverton, EX16 4HJ

This beautifully presented Victorian red brick family home boasts five spacious bedrooms and exudes timeless charm and character. Thoughtfully designed to blend classic elegance with modern comforts, the property is ideally situated just a short distance from the town centre, offering convenient access to shops, restaurants, schools, and local amenities.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



INFORMATION:

Situated close to the town centre and the picturesque Grand Western Canal, 7 Old Road is a charming five-bedroom property brimming with character. Spanning three floors, this period home retains many original features, blending timeless appeal with modern practicality. With a double garage and on-street parking available, this property offers convenience and style in equal measure.

Upon entering the property, you are greeted by an inviting entrance hall with high ceilings and an elegant staircase, setting the tone for the rest of the home. The entrance leads to the sitting room, a generously sized space capable of accommodating multiple sofas and other furniture. A stunning bay window overlooks the front, filling the room with natural light, while double doors open out to the rear garden, enhancing the bright, airy atmosphere. Versatile in function, this room could also serve as a second dining area or a home office while maintaining ample living space.

Continuing through the hallway, you will find the dining room, an ideal setting for hosting family and friends. This room features two convenient storage areas, perfect for organising shoes and miscellaneous household items. Adjacent is the kitchen, outfitted with sleek black quartz worktops and wooden wall and base units. The practical wooden flooring adds charm and durability, making it perfect for a busy kitchen environment.

At the rear of the house, the sunroom provides a delightful space to relax, particularly on sunny days. The ground floor also includes a downstairs WC and an additional storage cupboard, designed to accommodate a washing machine and dryer.

The first-floor houses three generously sized bedrooms and a family bathroom. The master bedroom boasts two front-facing windows that flood the room with natural light. There's ample space for a king-sized bed and additional furniture, making it a serene retreat. Adjacent to the master, a double bedroom offers built-in storage and a large window with views of the rear garden, ensuring a bright and functional space. A third double bedroom at the rear enjoys stunning views of the garden and surrounding area.

The family bathroom on this floor is well-appointed with a separate shower, oval-shaped bath, WC, hand basin, and built-in storage for towels and toiletries. Additionally, there is a separate single WC conveniently located next to the bathroom.

The second-floor features two more spacious double bedrooms, both illuminated by natural light from skylights. These versatile rooms are ideal as guest bedrooms, a playroom, or a home office. At the top of the staircase, a long storage area—measuring approximately five meters—provides a cosy spot for working, reading, or simply unwinding.

The rear garden is a well-maintained, multi-functional outdoor space. A patio extends along the length of the house, perfect for alfresco dining or entertaining. A pathway leads to a second section of lawn, fully enclosed for privacy and security. At the end of the garden, you will find the double garage and an additional patio area, ideal for relaxing or additional storage.

7 Old Road offers the perfect combination of space, charm, and practicality, making it an exceptional family home in a desirable location.



AT A GLANCE:

- Character Town House Property over 3 Floors
- Close to Town Centre
- Spacious Sitting Room with Feature Fireplace
- Dining Room
- Fully Fitted Kitchen
- Five Bedrooms
- Family Bathroom with Separate Shower
- Large Enclosed Rear Garden
- Double Garage
- On-Street Parking in Front of the Property

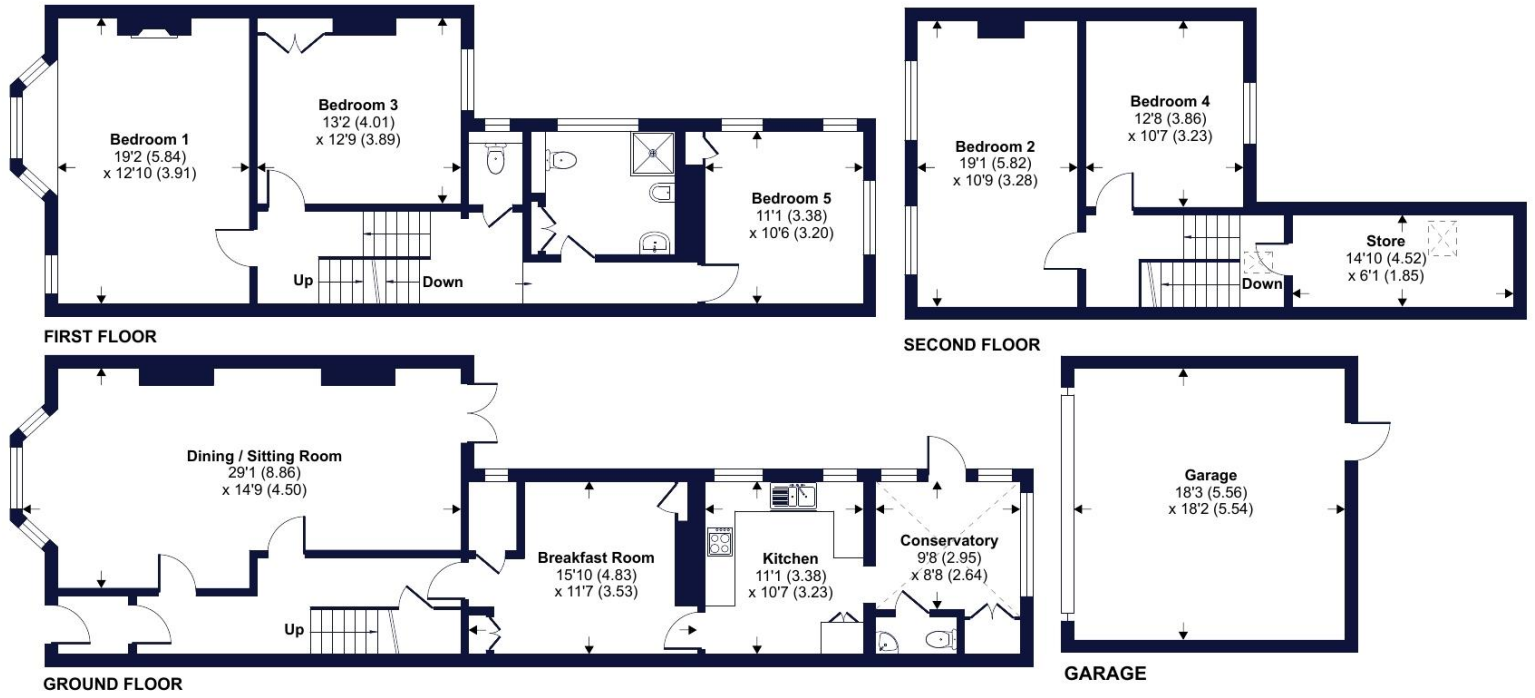
PROPERTY INFORMATION:

- Council Tax: Band D - Mid Devon
- Services: Mains Water, Mains Electric and Main Gas
- Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.
- Mobile Signal: You are likely to get good coverage.
- Tenure: Freehold
- Using the what3words app, search:-
probe.port.sting

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Approximate Area = 2674 sq ft / 248 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 889948



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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