



## Twyford Place, Tiverton, EX16 6AP

Charming Grade II listed Four-Bedroom Home in Tiverton's sought-after Twyford Place. A perfect blend of Historic Elegance and Modern Living, complete with versatile layout, private garden, and off-road parking.

**Winkworth**

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## INFORMATION:

This delightful Grade II listed Four-bedroom property is located in the sought-after Twyford Place area. Brimming with character and charm, this home offers a versatile layout that perfectly balances historic features with modern living, making it a fantastic choice for families, professionals, or anyone seeking a unique home close to the heart of the town.

The ground floor welcomes you with a spacious lounge-diner, where a beautiful open fireplace takes centre stage, creating a warm and inviting atmosphere. This versatile space is perfect for entertaining or cosy evenings in. Adjacent to the lounge-diner is a kitchen that provides a rare level of flexibility—it can be configured as either a private or open-plan space, catering to a variety of needs and preferences. Completing the ground floor is a conveniently situated bathroom, making day-to-day living even more practical.

Moving upstairs, the first floor comprises three well-proportioned bedrooms. One of these has been thoughtfully converted into a stylish and functional home office, ideal for remote work or creative pursuits. The other two bedrooms offer comfortable sleeping arrangements or additional space to be used as you wish.

The second floor leads to a spacious and light-filled bedroom, which benefits from excellent storage facilities. This well-designed room is perfect for keeping the living space uncluttered while still maintaining a cosy and private retreat.

## OUTSIDE:

The exterior of the property is just as appealing as the interior. A private front garden offers a tranquil outdoor space for relaxing, gardening, or socialising, while off-road parking for 2–3 cars is a rare and highly convenient feature, particularly for a property so close to the town centre.

Situated just a stone's throw from Tiverton town centre, this home provides easy access to a variety of local amenities, including shops, cafes, schools, and public transport links. Its central location ensures that everything you need is within reach while still offering the peace and privacy of a charming residential setting.

This wonderful property is not only a place to live but a home filled with character, history, and modern convenience. It is a rare opportunity to own a Grade II listed house in such a prime location, offering a lifestyle that combines comfort, practicality, and timeless appeal.

Council Tax: Band B - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Standard Broadband Available Within This Postcode, Asymmetric Digital Subscriber Line

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

factories.parts.tree





### **AT A GLANCE:**

- Grade II Listed**
- End of Terrace**
- Fitted Kitchen**
- Open Lounge/Diner**
- Four Bedrooms**
- Front Garden**
- Close to Town Centre**
- Off Road Parking**

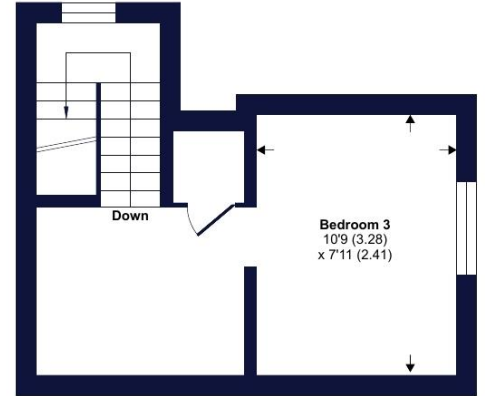
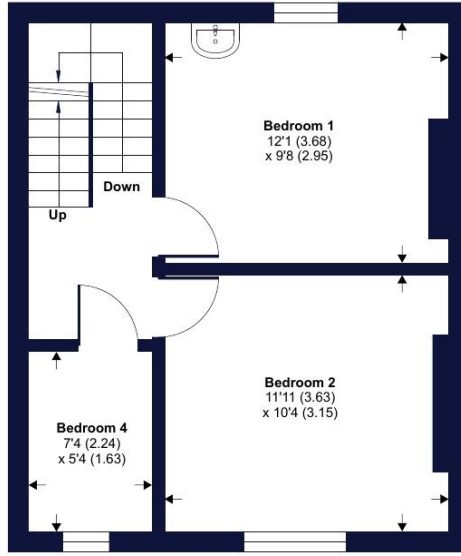
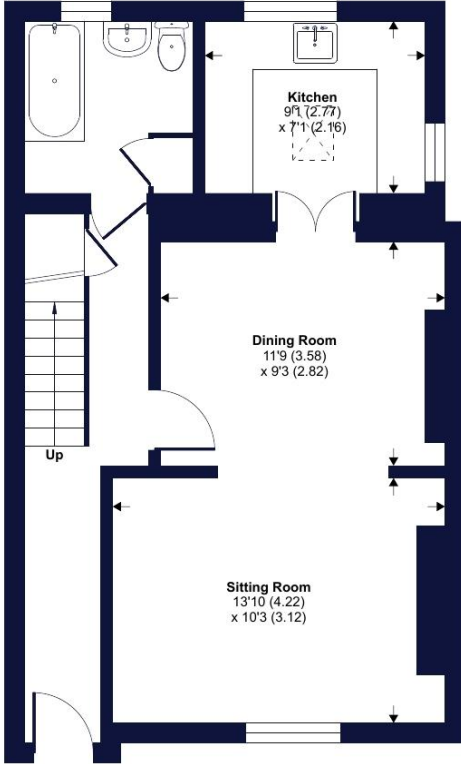
### **PROPERTY INFORMATION:**

- Freehold**
- Council Tax Band: B**
- Mains electric, gas, water and drainage.**

# Twyford Place, Tiverton, Devon, EX16

Approximate Area = 1082 sq ft / 100.5 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). © nichecom 2024. Produced for Winkworth. REF: 1216542

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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