



St. Andrew Street, Tiverton, EX16 6PH

A charming Grade II listed period townhouse, boasting four spacious bedrooms, nestled in the heart of Tiverton. This elegant residence features a delightful west-facing garden that offers picturesque views of the town and the surrounding countryside.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



DESCRIPTION:

Built around 1860 in the classic Georgian style, this property retains many period features, including box sash windows with wooden shutters that flood the interior with natural light, spacious rooms with tall ceilings that impart a sense of grandeur, and period fireplaces. St Andrew Street itself is a historic lane, featuring numerous period buildings and the Tiverton Museum of Mid Devon Life. As a no-through road, it remains very quiet, yet it is perfectly located with all the town's amenities at your doorstep and just a short walk from the River Exe.

Ground Floor: Upon entering the property, you are greeted by a lovely hallway. To the front of the ground floor is the sitting room, which boasts shuttered sash windows, a marble feature fireplace, and built-in bookcases. The large kitchen-dining room at the rear is perfect for family dining and entertaining, featuring a range of fitted cupboards, an island unit, a range cooker, and a Butler sink set in a granite countertop overlooking the rear garden.

Lower Ground Floor: This floor currently integrates into the main house. At the front is a study, ideal for a home office, complete with a front aspect window and built-in storage cupboards. The garden room at the rear, can serve as an occasional guest bedroom. This floor also includes a shower room and separate access to a rear courtyard.

First Floor: The drawing room at the front epitomises the classical style of a Georgian townhouse with sash windows, large proportions, a stunning fireplace, and beautiful elevated views. The main bedroom is also located on this floor.

Second Floor: The top floor houses two additional good-sized bedrooms and a family bathroom, which offers a bath, a double-width walk-in shower, twin sinks, and a WC.

OUTSIDE:

The gardens are a standout feature of the property. From the rear of the house, a charming walled path leads to the garden. Designed for enjoyment, the garden includes large terraces for dining, lawned areas, and various seating spots. The superb planting offers wonderful colours and fragrances while remaining low maintenance. At the garden's foot is a covered patio area, currently used for table tennis, and an enclosed seating area, ideal for alfresco entertaining. A pretty 'secret' path at the rear of the garden leads across the neighbouring houses to the garage and ultimately to a walkway back to the town.

Council Tax: Band C - Mid Devon

Services: Mains gas, electric, water.

Broadband: Superfast Full Fibre Broadband within This Postcode, Fibre to the cabinet (Checked on 11.07)

Mobile Signal: You are likely to get good coverage. (Checked on 11.07)

Tenure: Freehold

Directions:

what3words: grew.apron.insist



AT A GLANCE:

Grade II Listed townhouse
Situating at the end of a no-through road
Retaining many period features
Large rooms with high ceilings
Kitchen / dining room
ideal for entertaining
Study
Garden room
Beautiful west facing garden

PROPERTY INFORMATION:

To be advised
Council tax Band: C
Mains electric, gas, water and drainage.

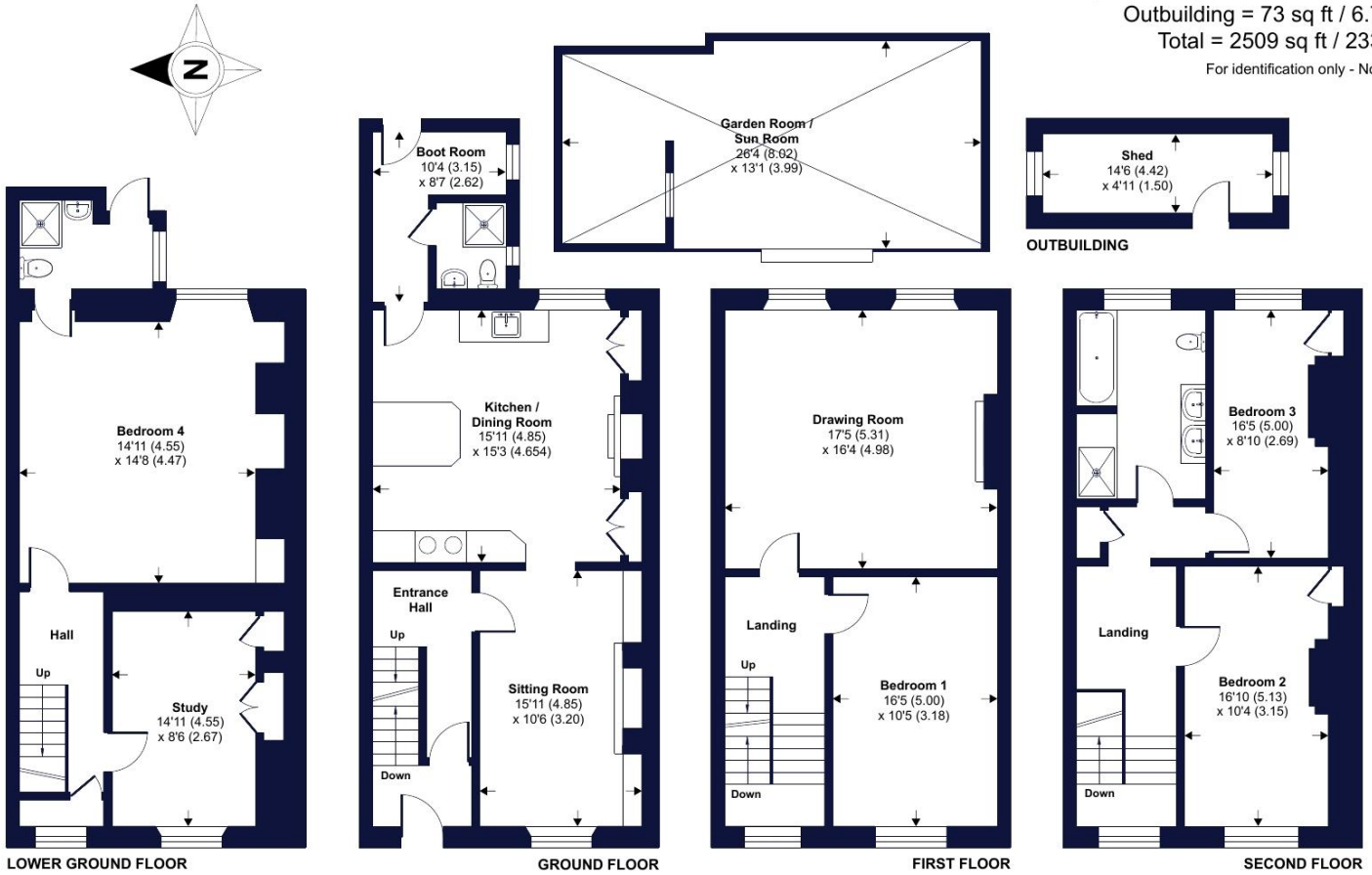
St. Andrew Street, Tiverton, Devon, EX16

Approximate Area = 2436 sq ft / 226.3 sq m (excludes garden room / sun room)

Outbuilding = 73 sq ft / 6.7 sq m

Total = 2509 sq ft / 233 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: 1152467

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	81
(55-68) D	69
(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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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