



The Manse

12 Castle Street | Tiverton | Devon | EX16 6RG



A large Grade II listed double fronted town house in central Tiverton, which would benefit from some improvement.

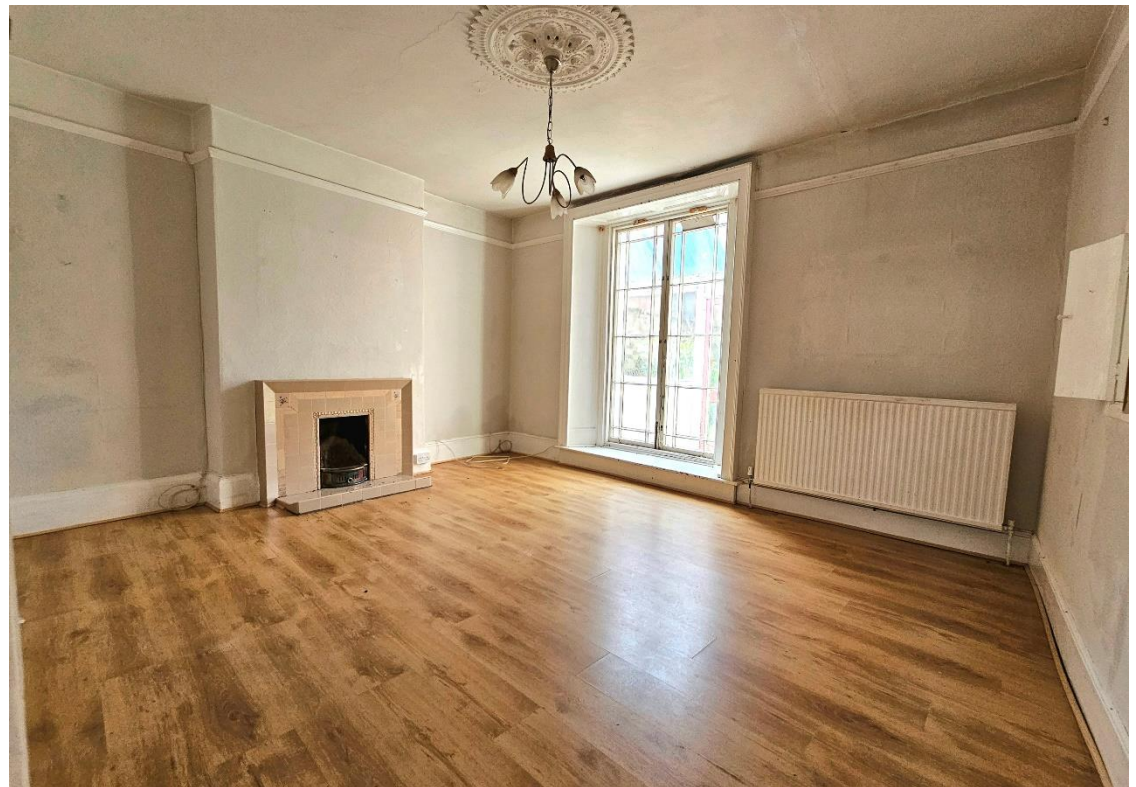
- Lots of character & spacious rooms
- Walled garden
- No Onward Chain
- 3 reception rooms
- Kitchen and utility
- Cellar
- 4 bedrooms
- 2 bathrooms
- Central location
- Would benefit from some updating

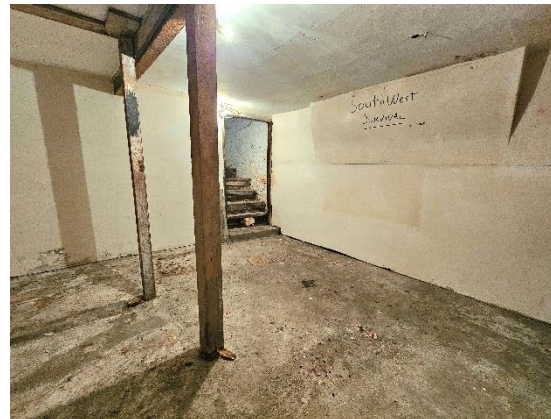
Guide Price

£275,000

Tiverton 01884 253500

tiverton@seddons.com





Location

The property is located on Castle Street, which is one of the town's most historic streets and as such is a conservation area. The famous town leat runs along the centre making this one of the town's prettiest streets. Unrestricted parking is available within a few minutes' walk alongside the park, and annual permits can be bought for the central carpark located close by.

There is a good shopping centre in Tiverton which is a thriving market town and provides excellent educational facilities including Blundells Independent School for boys and girls with its associated Blundells Preparatory School. Also in the town is Petroc College of further education and Tiverton High School. There is also a popular Golf Course, sports complex, and a hospital.

The Property

Believed to have been built in the 1840's, The Manse was likely occupied by the Minister of the nearby Church. Whilst the existing Baptist Church was built at a slightly later date, a Church was on this site from 1607.

This is a large house! Double fronted and set slightly back from the rest of the street, it certainly stands out from the rest and with some improvement works, this has the potential to be a really lovely family home.

The house has a very traditional layout, two rooms wide, and two deep. Two large reception rooms lie to the front of the house on either side of the reception hall, but a more impressive room lies to the rear with French doors opening out to what once would have been a most attractive verandah.

The kitchen is functional and benefits from an adjoining utility

room.

From the inner hall, a turning staircase rises to the upper floors, and stairs lead down to a cellar room.

On the first floor are three double bedrooms, the master having an en-suite bathroom and dressing room. This room benefits from a ‘Jack and Jill’ arrangement, i.e. the bathroom can be accessed from the landing and the bedroom. A family bathroom is also found on this floor at the head of the stairs.

On the second floor is a large attic room with a bedroom space, dressing area and a sink – a great space for teenagers!

To the rear of the house is an enclosed garden, walled on two sides, with a cast iron fence at the far end. The garden backs onto the Church carpark, which is not in constant use and as such this is quite a peaceful position.

Directions

From the market car park, take the northern exit onto Newport Street, crossing straight over into Castle Street. The property will be seen a short way up on the left.

Energy Performance Certificate (EPC rating)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Council Tax Band E

Utilities Mains electricity, gas, water, and drainage.





The Manse, 12 Castle Street, Tiverton, Devon, EX16 6RG

