



32 Leat Street

Tiverton | Devon | EX16 5LG



A cosy cottage with a garage and parking, tucked away, yet within walking distance of the town.

- A cosy “country cottage” close to the town
- Garage and parking for 3 cars
- Enclosed garden
- Plenty of character
- Kitchen & utility
- Sitting room with wood burning stove
- Separate dining room
- 3 bedrooms
- Bathroom with a bath & separate shower cubicle
- A short walk to the town, schools and park

Guide Price

£283,000

Tiverton 01884 253500

tiverton@seddons.com





The Property

This lovely cosy cottage is brimming with character and feels like a piece of the countryside close to the centre of Tiverton. It is also nicely tucked away, and very few people know it exists!

The current owners have kept the property very well maintained and it is now ready for the next lucky occupiers!

A long drive suitable for 3 cars (nose to tail), leads past a long single garage to the rear of which is workshop / store. A full height gate opens to reveal the pretty cottage garden beyond, a solid deck provides space for a table and chairs and gives access to the front and 'rear' doors. The rear porch has been arranged as a useful utility room, with space and plumbing for a washing machine and a tumble dryer. A door leads into the kitchen breakfast room, which has been designed to reflect the cottage feel with bespoke solid wood base and wall cupboards, offering plenty of storage. The old fireplace is home to a large gas range, and a Belfast sink continues the cottage style. The bathroom is on the ground floor and offers both a bath and a separate shower cubicle.

The dining room has space for a decent table and chairs, or perhaps it could be a second lounge for the kids! The sitting room lies at the end of the cottage and is a peaceful room, nicely closed away from the rest of the family – retreat in here and relax! A cast iron wood burning stove, keeps the colder weather at bay.

On the first floor, there are three bedrooms, two being doubles, one with built in wardrobes, and the third being a single room, also with built in wardrobes.

Location

Within walking distance is a choice of Primary schools, Tiverton High School and Petroc College. The local park is also close by – great for dog walking or for children to let off steam.

Tiverton has a good shopping centre and an excellent range of facilities including a modern hospital, sports complex, bowling clubs and an excellent 18-hole golf course. Junction 27 of the M5 motorway lies about 7 miles to the South with its adjoining Parkway Station from where one can reach London Paddington in about 2½ hours.

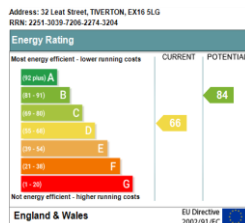
Council Tax

Band B

Directions

From our office at the end of Fore Street, proceed down Angel Hill, crossing the river and continue straight across the roundabout. Follow the road to the right and continue straight on, passing Wellbrook Street and bearing slightly left. Number 32 will be found a short way along on the left.

Energy Performance Certificate (EPC rating)



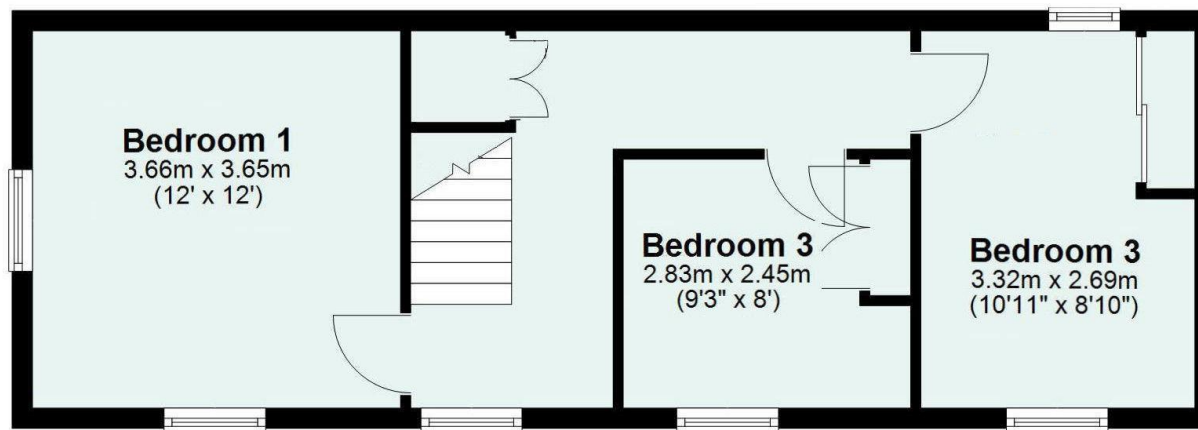
Utilities

Mains electricity, gas, water, and drainage.

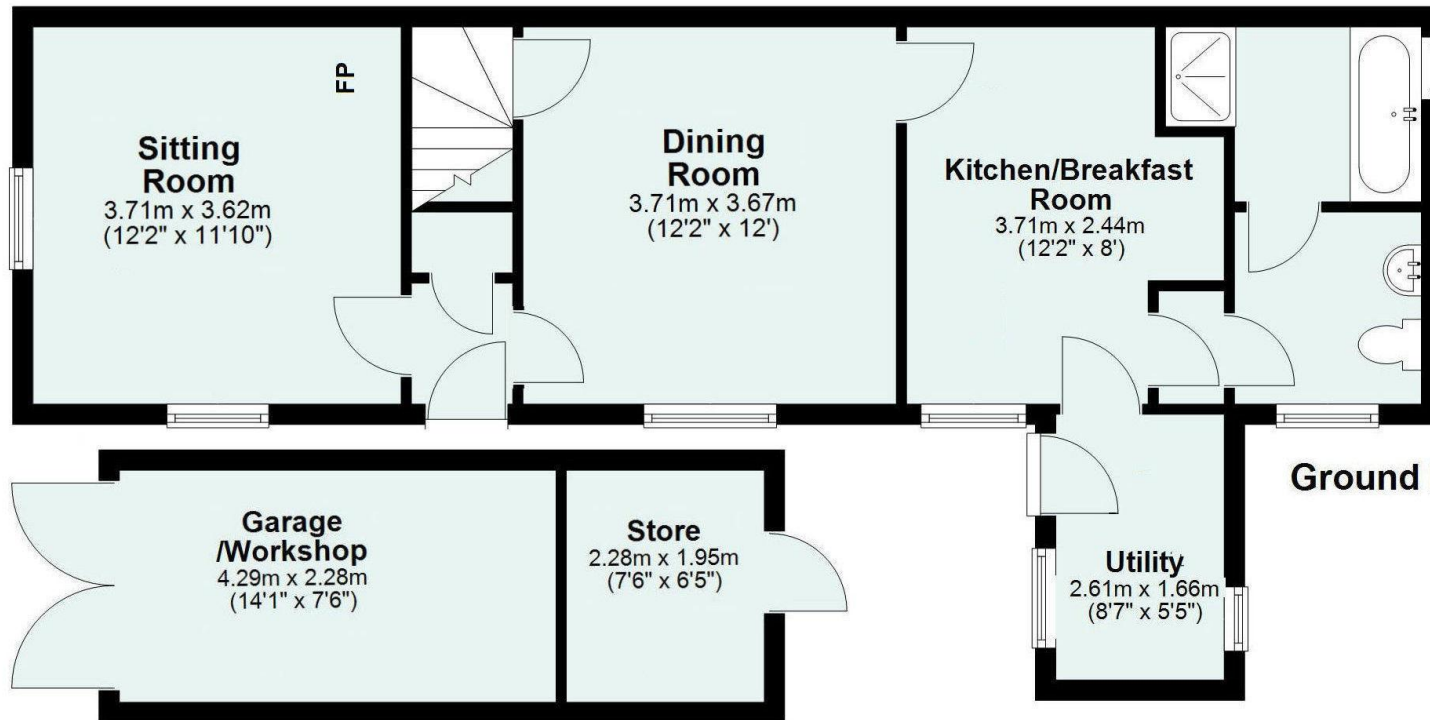




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Devon
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First Floor



Ground Floor

Total area: approx. 111.9 sq. metres (1204.9 sq. feet)

The floor area includes outbuildings