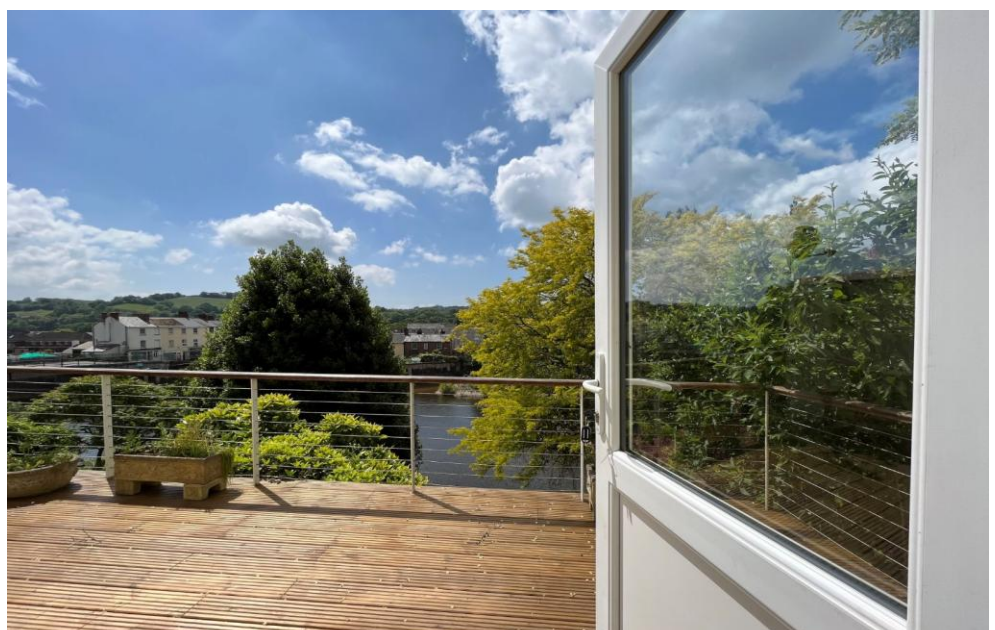


**Riverbank, St. Peter Street**  
Tiverton, Devon, EX16 6NU

**£355,000**  
Guide Price



 3     2     2    **EPC D**







- Off street parking
- Access to the river
- Centre of town
- Beautiful views
- Pretty garden
- 3/4 bedrooms
- Desired area of town



**Would you like to have a look?**

**Contact our Tiverton office**

**01884 253500**

**[tiverton@seddons.com](mailto:tiverton@seddons.com)**



Nestled within St. Peter Street is Riverbank, a three/four bedroom home with its privileged view over the River Exe, St Pauls Church and the rolling fields beyond.



## The Property

It is rare and special for a property on St Peter's Street to come on the market that has not only access down to the river from its garden but parking for multiple vehicles too!

Tiverton is an ancient bustling market town that is home to Tiverton Pannier Market (open five days a week), delightful independent coffee shops, boutiques, an art gallery and deli's as well as some lovely restaurants. It is also home to The Grand Western Canal with its horse drawn barge, tea rooms and Ducks Ditty Bar.

Riverbank is set over two floors. Entering the property on the ground floor you are welcomed by a comfortable sized hallway/reception area where all rooms and the stairs leading to the bottom floor can be accessed from. The kitchen has cupboard and worktop space with room for a free standing fridge/freezer, dishwasher and cooker.

The living room is a pleasant size with a central fireplace as well as a large sliding door opening onto a Juliet balcony offering stunning views over the river, St Pauls and the countryside beyond. Two further rooms offer options for a dining room and/or bedrooms, one of which has built in wardrobes. Leading off from the main hallway is a convenient area to hang your coats along with space and plumbing for a washing machine and tumble dryer. A bathroom with a walk-in shower is just after.

On the lower floor is bedroom three and four/study. Bedroom three has a separate shower and loo and the fourth has a door leading to the decking area. At the bottom of the stairs is a storage cupboard and a another door leading out onto the decking.

When you walk out into the garden it feels like a hidden oasis. It is easy to forget that you are in the centre of town.

It is filled with birdsongs, lovely shrubbery and plants including Sambucus nigra (a pink elderflower that you could make some beautiful cordial from) an apple tree and a Japanese Maple are just a few of the lovely things currently planted. At the bottom of the garden is a storage shed, useful for a mower and garden tools. A picket fence borders the edge of the garden, a little gate offers access to the River Exe.

This property is certainly worth a viewing. For more information contact our Tiverton office.

## Utilities

Mains electricity, water and drainage.

## Council Tax

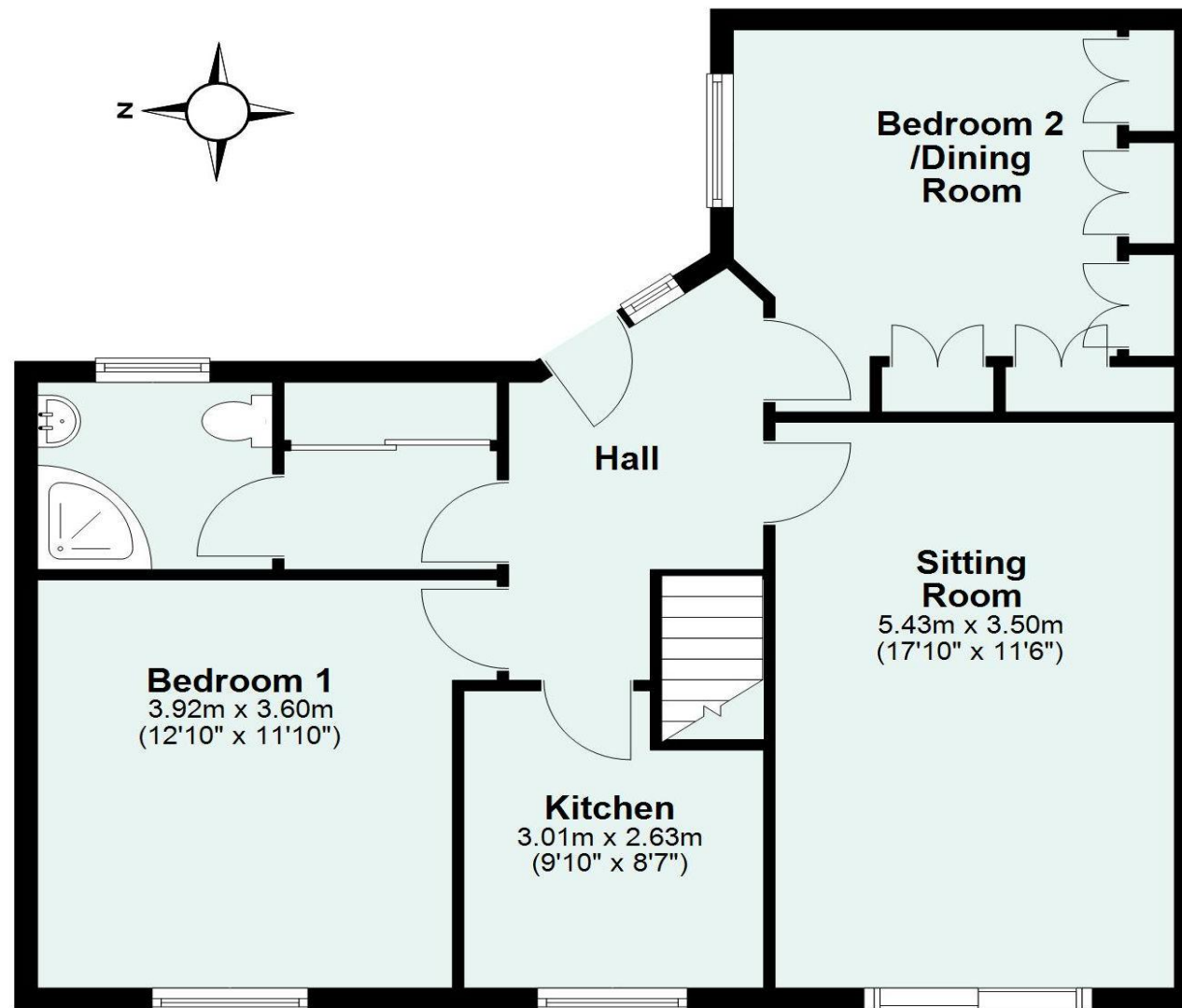
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## Directions

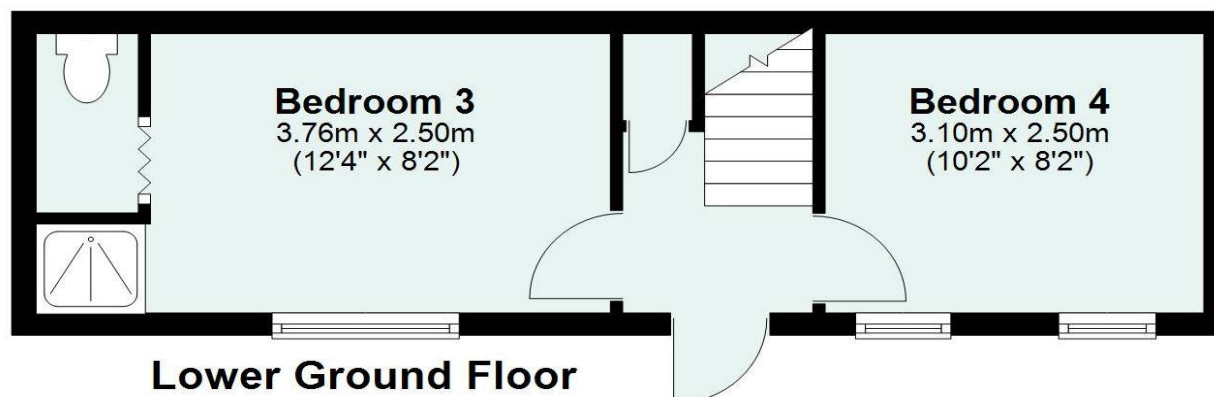
From our offices in Fore Street on foot, bear left and follow the pavement around into St. Peter Street. The property will be found a short way up on the left.

## Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Lower Ground Floor

Total area: approx. 95.8 sq. metres (1031.5 sq. feet)

## Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

## Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.