



## Silver Street, Tiverton, EX16 6RD

This three-bedroom, three-storey end-of-terrace property presents an excellent renovation opportunity, with the potential for a monthly rental income of £900 once fully refurbished. NO ONWARD CHAIN

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)





## DESCRIPTION:

Silver Street is a three-bedroom end-of-terrace property conveniently situated within a short stroll of Tiverton town centre.

Tiverton is a charming and historic market town located in Devon.

Tiverton is situated in the picturesque Exe Valley, with the beautiful River Exe flowing through the town. It is surrounded by rolling hills and lush countryside, making it a visually appealing location. The town centre features a mix of independent shops, boutiques, and larger retail stores, providing a variety of shopping options. There are also numerous restaurants, cafes, and traditional pubs, where residents and visitors can enjoy a meal or a drink.

Upon stepping into the property, you are immediately greeted by the welcoming sitting room, equipped with storage options and a front-facing window. This room seamlessly leads into the kitchen, complete with base units, room for a cooker, and extra storage capacity. The sunroom provides additional space for storing shoes and coats and offers a rear entrance to the property.

On the first floor, you'll find the first bedroom, a spacious double room with ample storage. The adjacent family bathroom features a bath, toilet, shower, and sink.

Situated on the second floor, you'll discover two more bedrooms. Bedroom two is a generously sized double room with a front-facing window, while bedroom three is a cozy double room with a rear-facing window.

## OUTSIDE:

At the back of the property lies a compact courtyard garden, presently sheltered, providing an excellent outdoor relaxation space. The attached single garage is a valuable addition for extra storage.

Services: -

Mains gas, water, electric and drainage.

Directions:

Using the what3words app, search: -

lots.mess.report



### AT A GLANCE:

- End Of Terrace
- Three Double Bedrooms
- Garage
- Sitting Room
- Kitchen
- Close To Town Centre

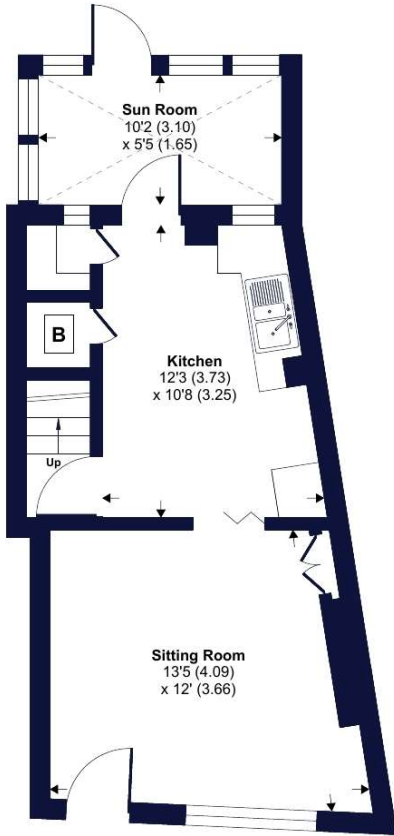
### PROPERTY INFORMATION:

- Freehold
- Council tax Band: A
- Mains electric, gas, water, and drainage.

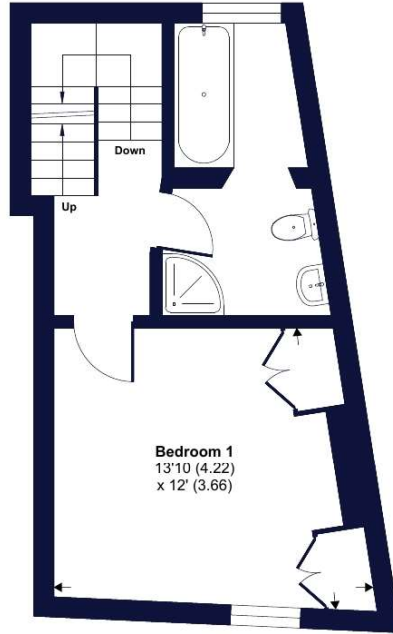
# Silver Street, Tiverton, EX16

Approximate Area = 888 sq ft / 82.4 sq m

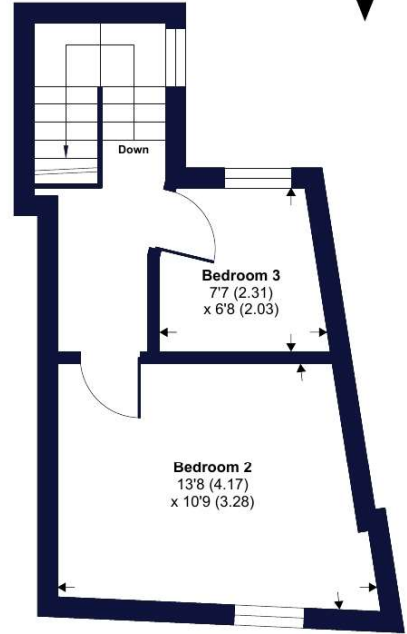
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1043368



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	58
(39-54) <b>E</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.



Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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