



Old Mill Close, Tiverton, EX16 6FL

An attractive, versatile and exceptionally well-presented townhouse in a convenient location which is an ideal home for those looking for modern living with easy access to the town centre.

Winkworth

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DESCRIPTION:

A beautifully presented and stylish three/four-bedroom townhouse, arranged over three floors and offering parking for two cars, low-maintenance gardens and excellent access to Tiverton town centre.

This impressive home has been thoughtfully maintained and finished throughout, with bright, contemporary interiors and a versatile layout that provides excellent flexibility for modern family living.

The ground floor features a welcoming sitting/dining room, providing a comfortable space to relax and entertain, together with a modern fitted kitchen and useful downstairs WC. The first floor offers a spacious living room, which could alternatively be used as a fourth bedroom, along with a further bedroom and family bathroom.

On the second floor are two further bedrooms, including a particularly attractive principal bedroom with en suite facilities. The bedrooms are well proportioned, with the accommodation offering flexibility for families, guests or those requiring additional home-working space.

The property is presented in excellent decorative order throughout, with a light and neutral finish complemented by carefully chosen feature walls and stylish fixtures and fittings. The generous living spaces are particularly well suited to both everyday family life and entertaining.

OUTSIDE:

Outside, there are low-maintenance areas to both the front and rear, with parking for two cars. The rear garden benefits from a gate leading directly onto a pathway, providing convenient and easy access towards Tiverton town centre.

INFORMATION:

Council Tax: Band C - Mid Devon

Services: Mains Electric, Gas, Water and Drainage

Broadband: Superfast Full Fibre Within This Postcode. Fibre to the Cabinet Broadband.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

serves.liked.salt



AT A GLANCE:

Beautifully presented throughout
 Versatile three/four bedroom accommodation
 Arranged over three floors
 Principal bedroom with en suite
 Stylish fitted kitchen
 Spacious sitting/dining room
 Flexible first-floor living room/fourth bedroom
 Family bathroom and downstairs WC
 Parking for two cars
 Low-maintenance front and rear outside areas
 Rear gate with pathway providing easy access
 into town
 Within walking distance of Tiverton town centre

PROPERTY INFORMATION:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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