



## Barrington Street, Tiverton, EX16 6QS

Asking Price **£174,000**

Perfect for your initial purchase or investment venture, Barrington Street presents a contemporary two-bedroom Coach House conveniently situated near the town centre. **NO ONWARD CHAIN**

**Winkworth**

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

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



A well-presented 'Devonshire Homes' two double bedroom Coach House finished to a high standard in the thriving market town of Tiverton. The property is located within walking distance of the town centre.

#### Ground floor:

When entering the property there is a small hallway with stairs leading up to the first floor.

#### First floor:

On the first floor there are two double bedrooms with built in storage.

The open plan kitchen/sitting room has dual aspect windows with a Velux window providing a light and airy feel. The adjoining sitting room is the perfect place to relax after a long day at work.

The modern fitted kitchen has a range of cream gloss wall and base units with wood effect worktops. Integrated oven and gas hob with space for a washing machine.

The bathroom has a shower over bath, cream wall tiles, laminate flooring and Velux window.

#### Outside:

There is a private garden a small patio area and fixed garden shed. A carport and residential parking.

The property is a freehold flat over carports, the freehold is subject to leases of the Carports

**Broadband: Standard Broadband Available Within This Postcode, Copper Broadband.**

**Mobile Signal: You are likely to get good coverage.**

**Council Tax: Band A - Mid Devon**

**Services: Mains electric, water and gas.**

**Broadband: Standard Broadband Available Within This Postcode (checked on Openreach 03.04) , Copper Broadband.**

**Mobile Signal: You are likely to get good coverage. (checked on Ofcom 03.04)**

**Tenure: Freehold**

**The service charge is £321.98 per year.**

This property has restricted covenants, please ask us for further information.

#### Directions:

Using the what3words app, search:-

awake.films.formal

The town has excellent range retail shops, with good educational and recreational facilities, good communication links nationwide, and easy access to the larger centres of Exeter & Taunton as well as the North and South Devon coastlines.



#### **AT A GLANCE:**

- Open plan spacious living/dining room**
- Modern fitted kitchen**
- 2 double bedrooms**
- Bathroom with shower over the bath**
- Carport**
- Rear garden**
- Convenient town centre location**

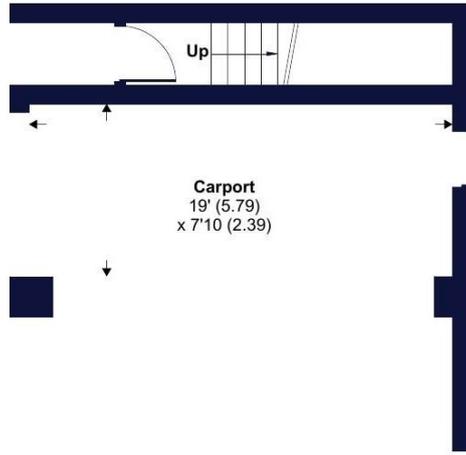
#### **PROPERTY INFORMATION:**

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

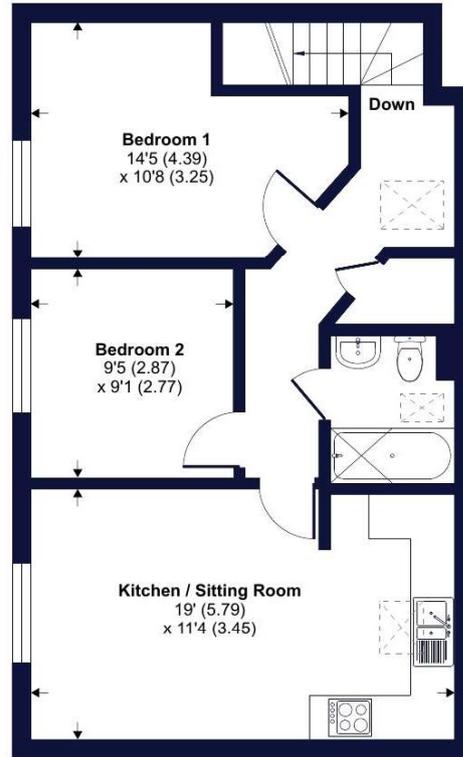
# Barrington Street, Tiverton

Approximate Area = 611 sq ft / 57 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 881599

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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.

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