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## Chapel Street, Tiverton, EX16 6BT

Stylish and spacious two-bedroom home in a central location, featuring a bright lounge/diner, modern kitchen and two double bedrooms. The property also benefits from an enclosed rear garden with river views and convenient off-road parking for two vehicles.

**Winkworth**

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## DESCRIPTION:

Perfectly positioned in a central location, this stylish two-bedroom property is within easy reach of the town centre and a wide range of everyday amenities.

On entering the property, you are welcomed by a spacious and practical entrance porch, providing the perfect spot for coats, shoes, and other everyday essentials. From here, a door opens into the generous lounge/diner, creating a welcoming and sociable space that is equally suited to relaxing evenings at home or entertaining family and friends. A good amount of natural light enhances the sense of space throughout.

The hallway leads through to the well-appointed kitchen, which is fitted with a range of modern units and includes an integrated fridge freezer, cooker and four-ring hob, together with an under-counter space and plumbing for a washing machine. A wide rear-facing window overlooks the garden and allows plenty of natural light into the room.

Upstairs, the landing leads to two well-proportioned double bedrooms, positioned either side of the property and offering comfortable and versatile accommodation. Bedroom two benefits from built-in storage, providing a practical solution for keeping belongings neatly organised while making the most of the available floor space.

The stylish family bathroom is also located on this floor and features a fitted shower over the bath.

Outside, the enclosed rear garden provides a low-maintenance space to enjoy throughout the year, with the added attraction of views towards the river as it flows past the property. To the front, the property benefits from off-road parking for two vehicles directly in front of the house.

With its generous proportions, central position, private parking, and attractive river views, this is a particularly appealing home that offers far more than first meets the eye.

## INFORMATION:

Council Tax: Band A - Mid Devon

Services: Mains Electric, Mains Gas, Mains Water and Mains Drainage

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

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-  
paying.page.aspect



## AT A GLANCE:

**Delightful two-bedroom home in a convenient central location.**

**Generously proportioned throughout, offering more space than expected.**

**Bright and spacious lounge/diner, ideal for entertaining.**

**Modern fitted kitchen with integrated appliances.**

**Two well-sized double bedrooms, with built-in storage to bedroom two.**

**Stylish family bathroom with shower over bath.**

**Enclosed low-maintenance garden with river views.**

**Off-road parking for two vehicles.**

## PROPERTY INFORMATION:

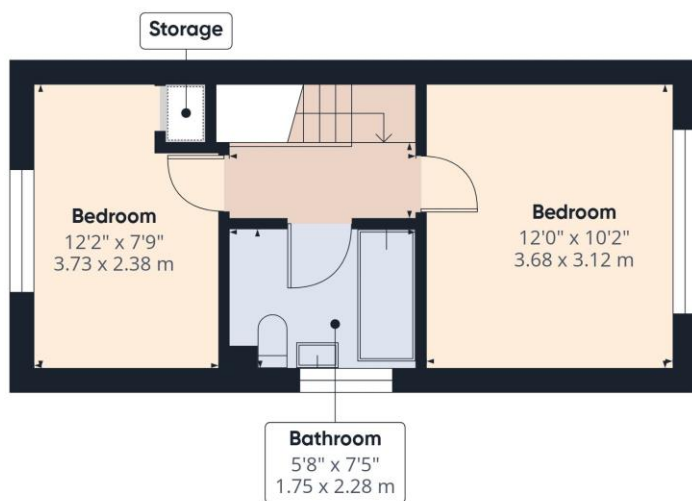
**Freehold**

**Council tax Band: A**

**Mains electric, gas, water and drainage.**



Ground



Floor 1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 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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