



7 OLD ROAD, TIVERTON, EX16 4HJ

Winkworth



7 OLD ROAD, TIVERTON

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

A most attractive five bedroom Victorian red brick family home situated within easy access of the town centre.

- Character town house property over 3 floors
- Close to town centre
- Fully fitted kitchen
- Dining room
- Spacious sitting room with feature fireplace
- Sun room
- 5 bedrooms
- Family bathroom with separate shower

7 Old Road is full of character and charm which you would expect from a property of this period. The property retains many of its original period features and is split over three floors.

Tiverton has an excellent range of retail shop, 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.



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**Ground floor:**

Upon entering Old Road, you are welcomed with high ceilings and attractive stairway, the entrance hall leads you into the large sitting room which has ample room for a number of sofas and furniture. The stunning bay window provides a clear view to the front of the property and gives the large room a light and airy feel along with the double doors leading to the rear garden. The lounge could also be used as a second dining area or home office and will still have plenty of living space.

The hallway then leads you into the dining room which provides a good sized space to host family and friends. This room has 2 good sized storage areas which is perfect for storing shoes and general items that need to be stored away. The kitchen has black quartz work tops with wooden wall and floor base units, the wooden floor is practical for a busy kitchen area. The sun room is to the rear of the house and is a great place to sit on a summers day, there is also a downstairs WC and additional storage cupboard which is set up to store a washing machine and dryer.

**First Floor:**

There are 3 large bedrooms and family bathroom, the master bedroom has 2 front facing windows which provide this stunning room with plenty of light, there is ample room for a king size bed and several items of bedroom furniture. Located next to the master bedroom is a double bedroom, again this room has plenty of room for a large bed plus other items of furniture, this benefits from built in storage and a large window facing the rear of the property. On the same floor there is a single WC next to the main family bathroom. Offering an oval shaped bath, separate shower and WC with a hand basin, the family bathroom also has built in storage space for towels and toiletries. To the rear of the property is another double bedroom which benefits from a stunning view out over the garden and beyond.

On the second floor there are a further 2 spacious double bedrooms and skylight to keep this floor naturally well lit. These rooms are a great size and could be converted into a good sized play room or home office. At the top of the second staircase there is a storage area close to 5m in length, this again could make a great cosy working space or a great place to escape with a good book.

**Outside:**

To the rear of the property is a well presented garden area with a patio running alongside the length of the property. A pathway leads up to the second section which is mainly well maintained lawn and also fully enclosed. At the end of the garden is a garage and additional patio area

**Council tax band: D**

**Services:** All mains services are connected to this property



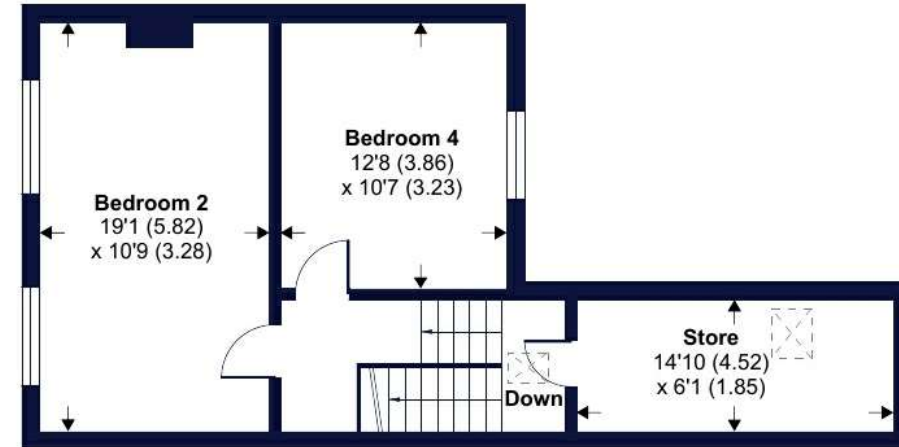
# Old Road, Tiverton, EX16

Approximate Area = 2674 sq ft / 248 sq m (includes garage)

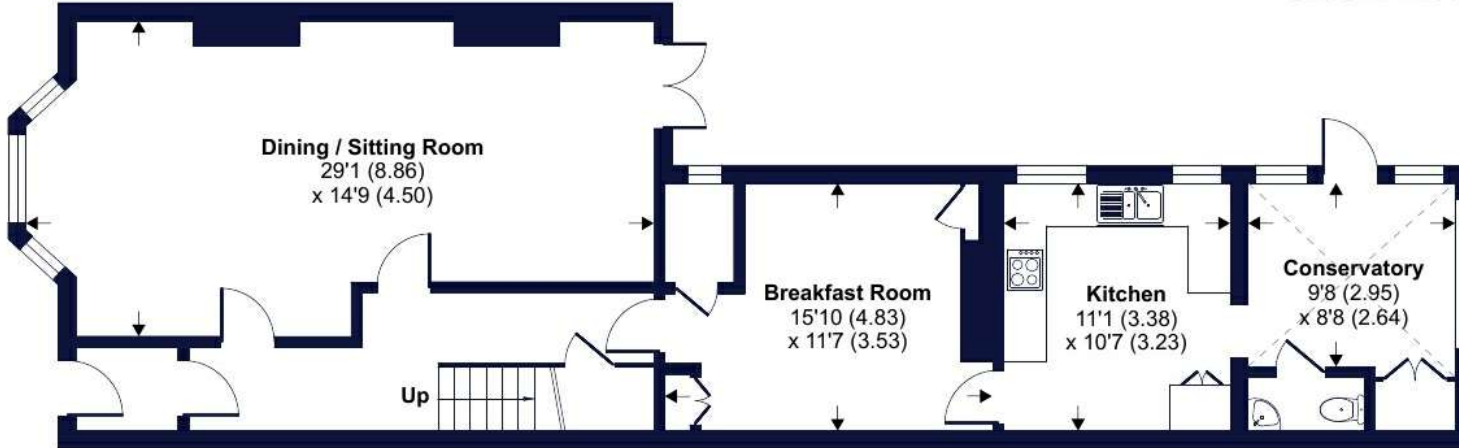
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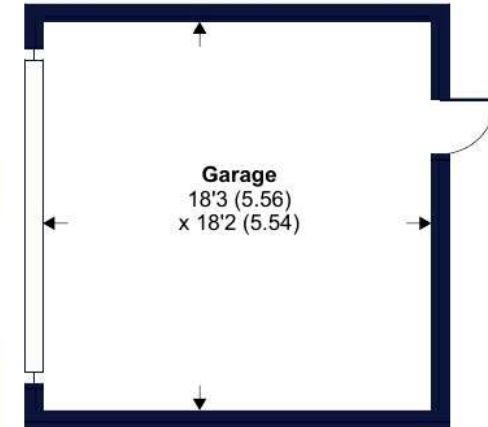
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 889948



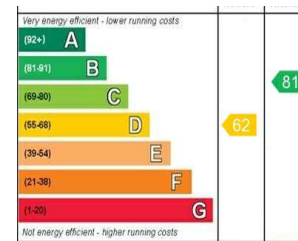


## Tiverton Office

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