



## Old Mill Close, Tiverton, EX16 6FL

This well-maintained three-bedroom townhouse benefits from a private garden, garage and driveway, along with two extra parking spaces. Located centrally in Tiverton, a short walk from local shops and amenities.

**Winkworth**

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## DESCRIPTION:

This impressive three-bedroom townhouse is arranged over three floors and offers stylish, practical living within easy walking distance of the town centre.

Located within an attractive and well-regarded development on the edge of the town, the home sits within a convenient position close to local amenities while also offering easy access to nearby countryside walks.

A welcoming hallway leads into a contemporary kitchen/dining space with doors opening onto the rear garden. The kitchen benefits from a range of fitted base units with tiled splashbacks, a breakfast bar providing additional seating and workspace, and tiled flooring throughout. The hallway also provides access to a ground-floor WC, an internal door to the garage, and stairs rising to the first-floor living accommodation.

On the first floor, a spacious living room enjoys plenty of natural light from dual front-facing windows, offering pleasant views across the surrounding area. Also on this level is a stylish family bathroom fitted with a modern suite comprising a bath with shower attachment, wash basin and WC. A well-proportioned double bedroom to the rear overlooks the garden.

The second floor offers two further bedrooms. One bedroom to the front benefits from attractive views and includes a useful storage cupboard. The principal bedroom is well presented and features built-in storage along with a modern en-suite shower room fitted with a shower enclosure, wash basin and WC.

## OUTSIDE:

Outside, the property features driveway parking to the front whilst the rear garden is designed for low maintenance with flower bed surrounding and space for garden furniture.

## INFORMATION:

Council Tax: Band C - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Super-Fast Broadband Available Within This Postcode

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

///mobile.invest.rises



## AT A GLANCE:

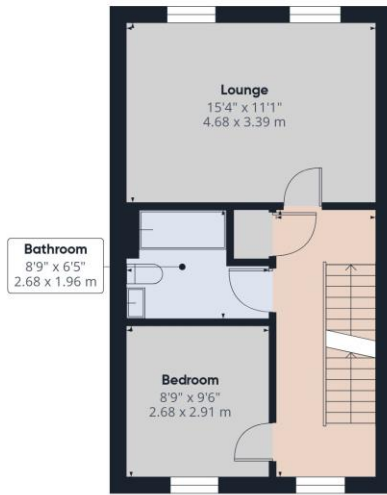
Sought after location  
 Close to town centre  
 Three storey townhouse  
 Modern fitted kitchen/dining area  
 Spacious living area  
 Master bedroom with ensuite  
 Two further double bedrooms  
 Family bathroom  
 Enclosed rear private garden  
 Garage and additional parking spaces

## PROPERTY INFORMATION:

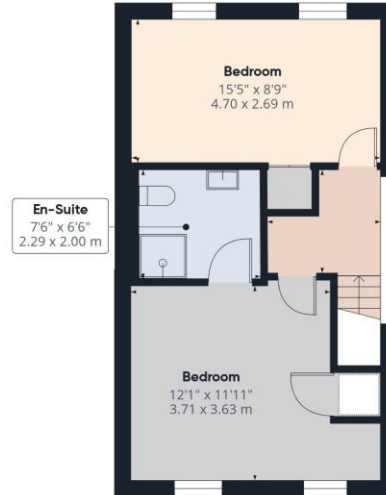
Freehold  
 Council tax Band: C  
 Mains electric, gas, water and drainage.



Ground



Floor 1



Floor 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 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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