



Leat Street, Tiverton, EX16 5LG

A well-presented two-bedroom home arranged over three floors, offering a modern kitchen, a bathroom with free-standing bath, and a generous garden with patio — ideally located close to Tiverton town centre.

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DESCRIPTION:

This well presented two-bedroom terraced property on Leat Street offers spacious and versatile living set across three floors. Perfectly blending character with modern touches, it's an ideal home for first-time buyers, couples, or those looking to be within easy reach of Tiverton's town centre.

On the ground floor, you are welcomed by a separate dining room to the front of the property, a cosy living room in the middle, and a modern fitted kitchen to the rear, complete with contemporary units and ample workspace.

The first floor hosts a generous double bedroom along with a large, stylish bathroom featuring a stunning free-standing bath. Upstairs, the second floor offers a spacious principal bedroom with plenty of natural light, creating a peaceful retreat.

OUTSIDE:

The property benefits from a private courtyard with bin storage and a traditional outside WC. A short distance beyond the courtyard lies a separate enclosed garden, providing an excellent outdoor space with a stone patio area—perfect for entertaining, relaxing, or enjoying the sunshine.

Council Tax: Band A - Mid Devon

Services: Mains Electric, Water and Gas. Broadband: Superfast Fibre Broadband Within This Postcode. (checked on Openreach 09.09) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 09.09)

Tenure: Freehold

Directions:-

Using the what3words app, search:-

artist.forgot.pouch

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AT A GLANCE:

Two-bedroom terraced property arranged over three floors

Separate dining room and cosy living room

Modern fitted kitchen

Large first floor bathroom with free-standing bath

Spacious second-floor bedroom

Courtyard with outside WC and bin storage

Separate enclosed garden with stone patio area

Walking distance to Tiverton town centre, local schools, and amenities

PROPERTY INFORMATION:

Freehold

Council tax Band: A

Mains electric, gas, water and drainage.



Ground



Floor 1



Floor 2



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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