



## The Avenue, Tiverton, EX16 4HR

Asking Price £395,000

The Avenue is a house with 4/5 bedrooms, conveniently situated just a brief stroll away from The Grand Western Canal. NO ONWARD CHAIN

**Winkworth**

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

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

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



**DESCRIPTION:**

10 The Avenue is a versatile and functional property, providing abundant options for living arrangements and conveniently situated within walking distance of Tiverton Town Centre.

Nestled in the heart of picturesque Devon, Tiverton exudes charm and historical significance. This market town, located on the banks of the Exe River, seamlessly blends a rich tapestry of heritage with a vibrant contemporary atmosphere. The town is renowned for its well-preserved medieval architecture, including the iconic Tiverton Castle, which stands as a testament to centuries of history. Tiverton's thriving market, held on Pannier Market's cobbled streets, offers a delightful array of local produce, crafts, and antiques, inviting residents and visitors alike to explore its diverse offerings. Surrounded by the scenic beauty of the Devon countryside, Tiverton provides a perfect balance of rural tranquillity and urban convenience, making it an appealing destination for those seeking a harmonious blend of history, culture, and natural splendour.

Access to the property is through a generously sized entrance hall, offering ample room for storage furniture.

This exceptional family home has experienced considerable expansions, offering numerous possibilities for tailoring the layout to suit your preferences. On the house's eastern side, there is a utility room, a practical W/C, and a flexible study/bedroom with independent outdoor access. This hints at the prospect of effortlessly converting this area into an annex, presenting limitless opportunities for multi-generational living or supplementary rental income.

At the core of this family home lies a roomy living space that effortlessly transitions into a inviting family area, situated adjacent to the meticulously designed kitchen.

Furthermore, a distinct dining room, with direct entry to the enclosed rear garden, enhances the versatility of the space, making it ideal for entertaining.

On the first floor you'll discover four generously proportioned double bedrooms, among them a master bedroom with built in storage and accompanied by an en-suite bathroom. The family bathroom is furnished with a full-sized bath complemented by a handy overhead shower, along with a WC and sink. Double sliding doors offer ample space for storing towels and various bathroom essentials. The loft has been completely boarded and is fully insulated.

**OUTSIDE:**

To the rear of the property lies a generously sized garden, completely enclosed, predominantly covered with lush green lawn, and featuring a paved area that serves as an excellent space to appreciate the serene surroundings.

Facing the property, there is an additional grassed space, accompanied by a driveway and a single garage larger than the standard size, equipped with an electric door. The driveway, garage and off road car park offer parking space for up to three cars. The incorporation of solar panels substantially diminishes your dependence on traditional energy sources, enabling a reduction in your energy expenses while simultaneously minimising your carbon footprint. Utilising solar energy to heat water is not only economically efficient but also environmentally conscientious.

Council Tax: Band D - Mid Devon

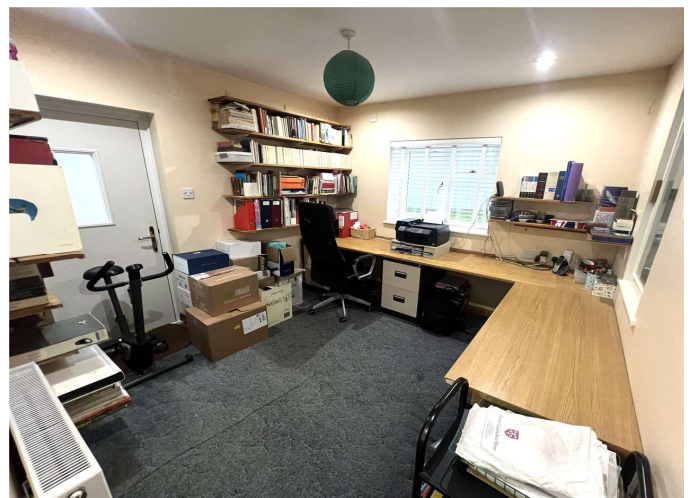
Services: Mains electric, water and gas.

Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet. (checked on Openreach 03.04)

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

Tenure: Freehold

The property has restricted covenants, please ask us for further details.



**AT A GLANCE:**

- 4/5 bedrooms
- Master Bedroom With Ensuite
- No Onward Chain
- Garage With Electric Door
- Off Street Parking
- Spacious Entrance Hall
- Ample Storage
- Solar Panels
- Annex Potential

**PROPERTY INFORMATION:**

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

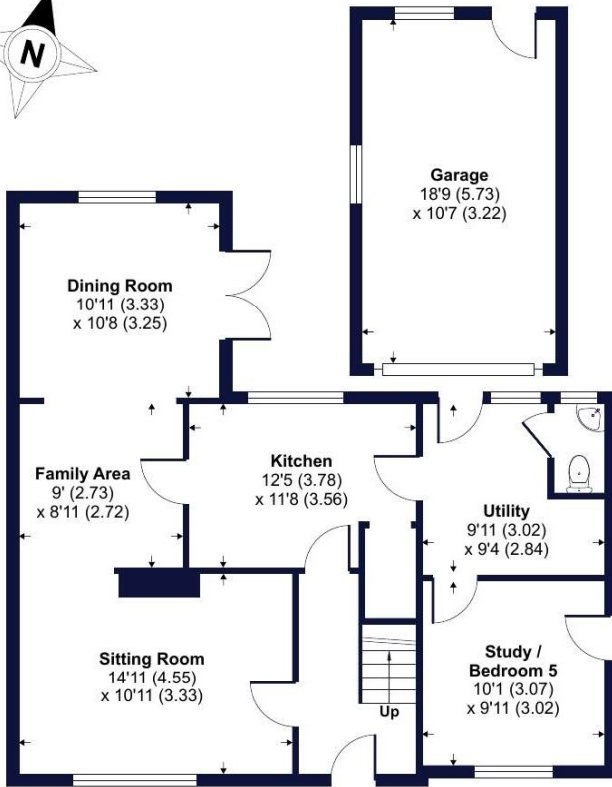
# The Avenue, Tiverton, EX16

Approximate Area = 1523 sq ft / 141.5 sq m

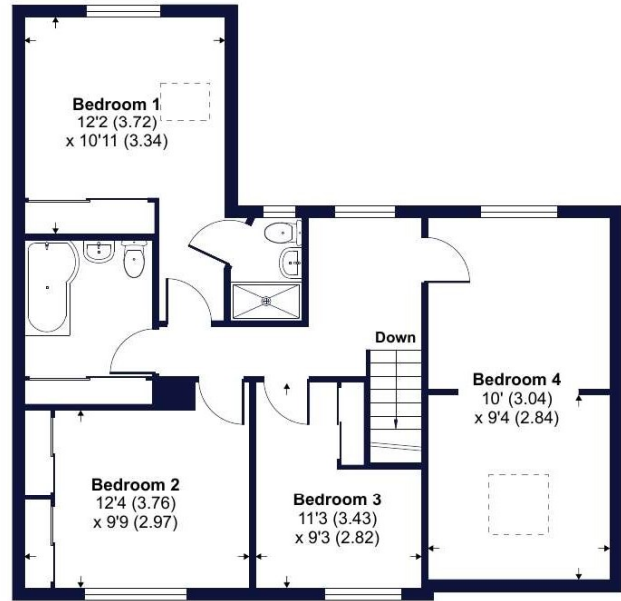
Garage = 198 sq ft / 18.4 sq m

Total = 1720 sq ft / 159.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This floor plan was constructed using measurements provided to ©nchecon 2024 by a third party. Produced for Winkworth REF: 1089281

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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