



**The Avenue, Tiverton, EX16 4HP**



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## **The Avenue, Tiverton**

A superb Victorian detached home located within a highly sought after area of Tiverton. This property retains many original features throughout, with five bedrooms and five reception rooms. Also has a garage, off-road parking, and a lovely garden.

Located close to the Grand Western Canal is this superb, detached family residence. Offering five bedrooms and five reception rooms, this Victorian home offers lots of space throughout. Retaining many original features throughout such as picture rails and fireplaces.

This property has been the current owners cherished home for over 25 years.

On approaching this striking property is a driveway providing ample off-road parking and a garage. Upon opening the door, you are greeted by an impressive entrance hall with staircase to the first floor and doors to all rooms. There is a spacious formal dining room to the front with a bay window and fireplace. To the opposite side of the hallway is a spacious dual aspect lounge also with bay window. There is a fireplace with wood burning stove within the lounge. Also on the ground floor there is a snug and a conservatory. The kitchen flows nicely to the breakfast room where there is a Rayburn and space for a dining table. This is a sociable space used frequently by the current owners.

Upstairs there are five bedrooms. Two large front facing bedrooms both with bay windows and fireplaces. Bedroom one benefits from a walk in dressing room. There are a further three bedrooms. The property also benefits from two bathrooms, a further 3 bedrooms each with garden views. The property benefits from 2 bathrooms each with both a bath and a shower. There is also a separate WC on both ground and first floors.

### **Entrance Hall**

Door to front opening into a grand entrance hall way, with stairs to first floor, under stairs cupboard, doors to all rooms.

### **Lounge**

13' 11" x 15' 11" Max ( 4.24m x 4.85m Max )

Large room with high ceilings, bay window to front and window to side and radiator. The classic Victorian Carera Marble fire surround houses a 7kw multi fuel stove.

### **Formal Dining Room**

17' x 13' 7" Max ( 5.18m x 4.14m Max )

Bay window to front. Original Victorian Black Marquina Marble fireplace with Fable Tile embellishment, high ceilings, serving hatch, radiator.

### **Snug**

11' 11" Max x 15' 4" Max ( 3.63m Max x 4.67m Max )

Two sash windows to rear. Open fireplace.

### **Conservatory**

11' 7" Max x 7' 8" Max ( 3.53m Max x 2.34m Max )

The conservatory is light and bright with double doors to the side and views of the garden.

### **Bathroom**

Window to rear. Wash hand basin, WC, bath with shower over, radiator.

### **Breakfast Room**

14' 11" x 11' 11" ( 4.55m x 3.63m )

A sociable dining space which flows seamlessly from the Kitchen. With double doors to rear. Rayburn, radiator, two doors to kitchen.





### **Kitchen**

14' 11" Max x 10' 3" Max ( 4.55m Max x 3.12m Max )  
Sash windows to front and rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel one and half bowl sink and drainer, part tiled, space for cooker, extractor hood, space for dishwasher and fridge/freezer, spots.

### **Cloakroom**

Window to side. WC,

### **Laundry**

Space and plumbing for washing machine with shelf for tumble dryer above.

### **Flower Arranging /Utility**

10' 9" Max x 9' Max ( 3.28m Max x 2.74m Max )  
Window to front. Base units, range of storage units, doors to front and rear.

### **Landing**

Stairs lead to the landing where six steps lead up to bedrooms one and two on second floor.

### **Bedroom One**

17' x 13' 7" ( 5.18m x 4.14m )  
Bay window. Original fireplace, built in wardrobes, picture rails, radiator.

### **Walk In Wardrobe**

Window to front. Walk in wardrobes, loft hatch.

### **Bedroom Two**

13' 11" x 18' 11" Max ( 4.24m x 5.77m Max )  
Bay window to front . Fireplace, built in wardrobes, picture rails, radiator.

### **Bedroom Three**

15' x 12' 6" ( 4.57m x 3.81m )  
Sash windows to rear and side. Fireplace, built in cupboard housing the boiler, airing cupboard.

### **Bedroom Four**

10' 10" x 11' 5" ( 3.30m x 3.48m )  
Sash window to rear. Original fireplace, built in wardrobes.

### **Bedroom Five**

10' x 7' 5" ( 3.05m x 2.26m )  
Sash window to rear. Wash hand basin.

### **Cloakroom**

Window to side. Oyster shell wash hand basin, WC, loft hatch.

### **Bathroom**

Window to rear. Wash hand basin, free standing bath, walk in shower, built in cupboard, radiator, spots.

### **Rear Garden**

The rear garden is laid mainly to lawn with three patio areas, tradition green house with brick built raised beds and shed, outside water tape.

### **Garage**

Up and over door. With loft storage.

### **Services**

Mains electric, gas, water and drainage  
Council Tax Band F

### **Location**

Located on the edge of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

### **Office Hours**

Monday - Friday 9am- 5:30pm  
Saturday- 9am- 2pm  
Sundays - Closed



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## The Avenue, Tiverton

- Detached Five Bedroom Residence
- Five Reception Rooms
- Master Bedroom with dressing room
- Two Bathrooms
- Council Tax Band F

Tenure: Freehold  
EPC Rating: F  
Council Tax Band: F

guide price

**£620,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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