Asking Price £250,000

seddons

25B Park Hill, Tiverton, EX16 6RP

- Semi-detached cottage
- Modern family shower room
- Two off-road parking spaces
- Rear garden and patio
- Three spacious bedrooms
- Private walled courtyard
- Views of Tiverton Castle
- Close to Tiverton amenities

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25B Park Hill, Tiverton EX16 6RP

A pretty three-bedroom cottage, tucked away just a short, level walk from Tiverton town centre. Full of subtle character, with a pleasant rear garden, views towards Tiverton Castle and the rare advantage of private parking for two cars.

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Stable Cottage is a particularly pretty three-bedroom semi-detached cottage, tucked just off the centre of Tiverton and combining an attractive character appearance with a highly convenient, level position. With a private courtyard setting, two parking spaces, a pleasant rear garden and views towards Tiverton Castle and the historic town rooftops, the property has plenty to set it apart.

The cottage is approached from the road through double iron gates, opening into a private walled courtyard and parking area. The stone and rendered exterior, together with small-pane style double-glazed windows, gives the property an appealing cottage appearance that sits comfortably amongst the character homes of this historic part of town.

The front door opens into a central hallway, with the kitchen to one side and the living room opposite. A cloakroom is positioned ahead, with two short tiers of stairs rising to the first-floor accommodation.

The kitchen is fitted with a range of wooden floor and wall cupboards, complemented by work surfaces and space for white goods. A window overlooks the courtyard to the front and provides good natural light.

Opposite, the living room is a generous, square-shaped reception room, cleanly decorated and featuring an aged timber ceiling beam that adds a subtle touch of character. Wooden glazed patio doors open directly onto the rear terrace, providing a pleasant connection between the living space and garden.

On the first floor, the family shower room includes a corner shower enclosure, modern wash basin and WC.

There are three bedrooms. The first is a good-sized single room with double-glazed windows enjoying an attractive outlook towards historic Tiverton Castle. The second is a generous double bedroom, again benefitting from a view towards the castle.

The third bedroom is another particularly spacious double and includes its own wash basin. A low-level window looks across the rear garden and beyond towards the rooftops and older town houses of Tiverton, providing an interesting outlook that reflects the property's historic town setting.

Outside, the rear garden begins with a generous paved patio, providing ample room for outside seating and entertaining. This steps onto a lawn with mature shrub borders, enclosed by timber panel fencing.

To the front is a further small patio garden, bordered by a traditional picket fence, beyond which are two level parking spaces within the private courtyard. Off-road parking for two vehicles is a particularly useful feature given the property's proximity to the town centre.

One of Stable Cottage's strongest attributes is its location. Despite being positioned just off the town centre, the cottage feels pleasantly cocooned within its own setting. Tiverton's shops and everyday amenities are within a short, predominantly level walk, together with schools, doctors, dentists, supermarkets, leisure and sports facilities, tennis courts and gyms. Tiverton Castle sits opposite, while the surrounding street is characterised by an interesting collection of period and character properties.

For those wanting the convenience of town-centre living without sacrificing outside space and parking, Stable Cottage offers an appealing balance. It is a pretty and individual cottage with a subtle blend of character, a pleasant garden, rare double parking and a particularly convenient position within one of Tiverton's historic streets.

Services: Mains gas, electricity, water and drainage. Gas central heating.

Tenure: Freehold

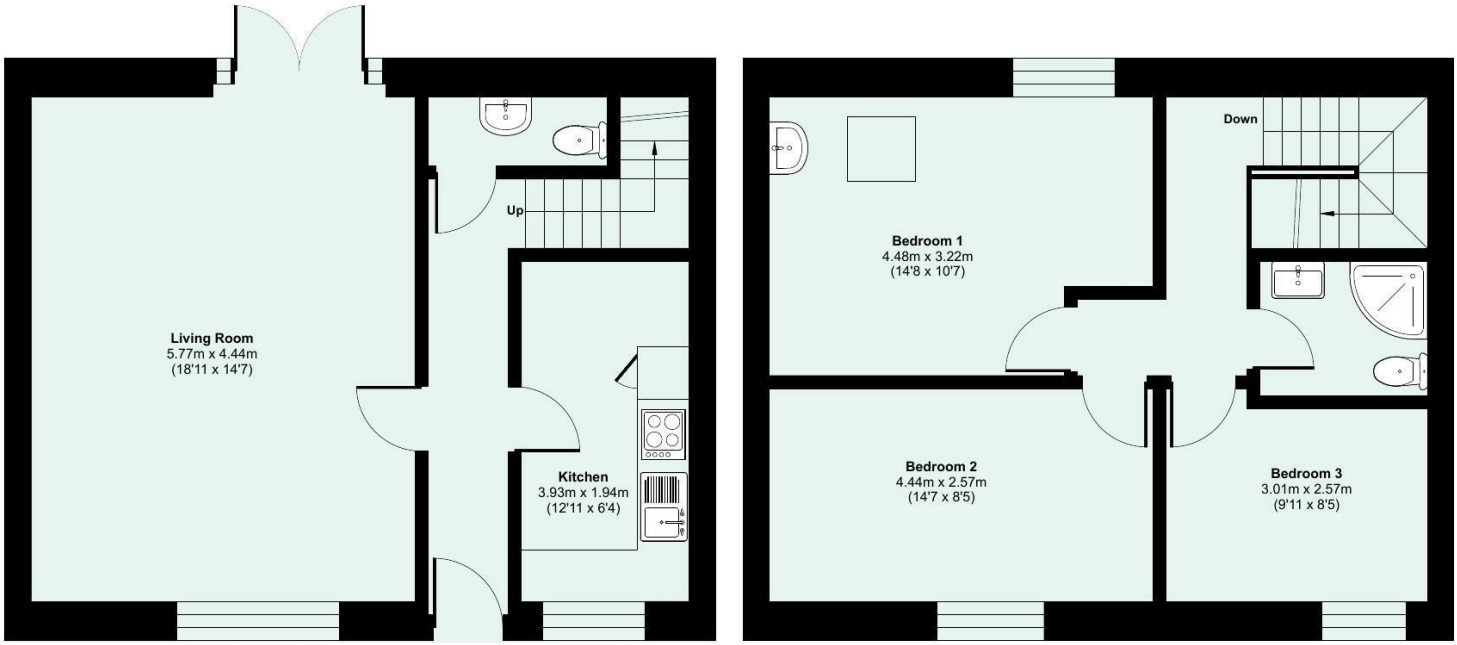
Council Tax: Band C

Local Authority: Mid Devon District Council

EPC D (66)

Approximate Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1513101

Directions

What3words - pouch.button.online

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

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