



# 85 St. Andrew Street

Tiverton, Tiverton

Characterful family home in one of Tiverton's most desirable locations. Peaceful no-through road. Blend of countryside tranquillity and town convenience. Open-plan kitchen/dining, cosy living room with multi-fuel burner, 4 bedrooms, low-maintenance garden, garage, ample parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Situated on one of Tiverton's oldest and most sought-after streets
- Peaceful no-through road on the edge of town, just a short walk to the centre
- Generous living room featuring an inset multi-fuel burner with slate hearth
- Modern kitchen/dining room with granite worktops and integrated appliances
- Four well-proportioned bedrooms, offering flexible accommodation
- Contemporary family bathroom with rainfall shower and vanity storage
- Low-maintenance rear garden with covered seating area
- Gravel driveway providing ample off-road parking
- Detached single garage with power and lighting



A Characterful Family Home in One of Tiverton's Most Desirable Locations

Tucked away on one of Tiverton's oldest and most attractive streets, this charming home enjoys a rare position on a peaceful *no-through* road. It perfectly blends the tranquillity of the countryside with the convenience of town living – moments from scenic walks and green open spaces, yet just a short stroll to the heart of Tiverton.

Stepping inside, a welcoming entrance hallway sets the tone for the home – bright, spacious and inviting. Practical wood-effect flooring runs throughout, creating a seamless flow from the front of the house through to the open-plan kitchen and dining area.

At the heart of the home lies the **kitchen/dining room**, designed for both everyday family life and relaxed entertaining. Sleek granite worktops, modern cabinetry, and a full range of integrated appliances lend a contemporary touch, while French doors open directly onto the covered terrace, effortlessly connecting indoor and outdoor living. There's ample space for a large dining table – perfect for gathering with family and friends.

To the front, the **living room** offers a warm and cosy retreat. A handsome inset multi-fuel burner with slate hearth and wooden mantle provides a focal point, ideal for winter evenings spent by the fire.

A modern **cloakroom** with WC and wash basin completes the ground floor.

The first-floor landing, bathed in natural light from a side window, leads to four well-proportioned bedrooms. The **principal bedroom** offers a calm and comfortable space, while the **second and third bedrooms** enjoy far-reaching views across the garden and open countryside beyond. The **fourth bedroom** provides flexibility – ideal as a home office, nursery or guest room.

The **family bathroom** combines modern design with everyday practicality, featuring a P-shaped bath with rainfall shower, a sleek vanity unit with storage, and contemporary fittings throughout.

The rear garden is a private, low-maintenance haven – perfect for those who want to enjoy outdoor living without the upkeep. The artificial lawn is bordered by mature planting, while a **covered patio area** creates an inviting space for al fresco dining or quiet relaxation throughout the seasons.

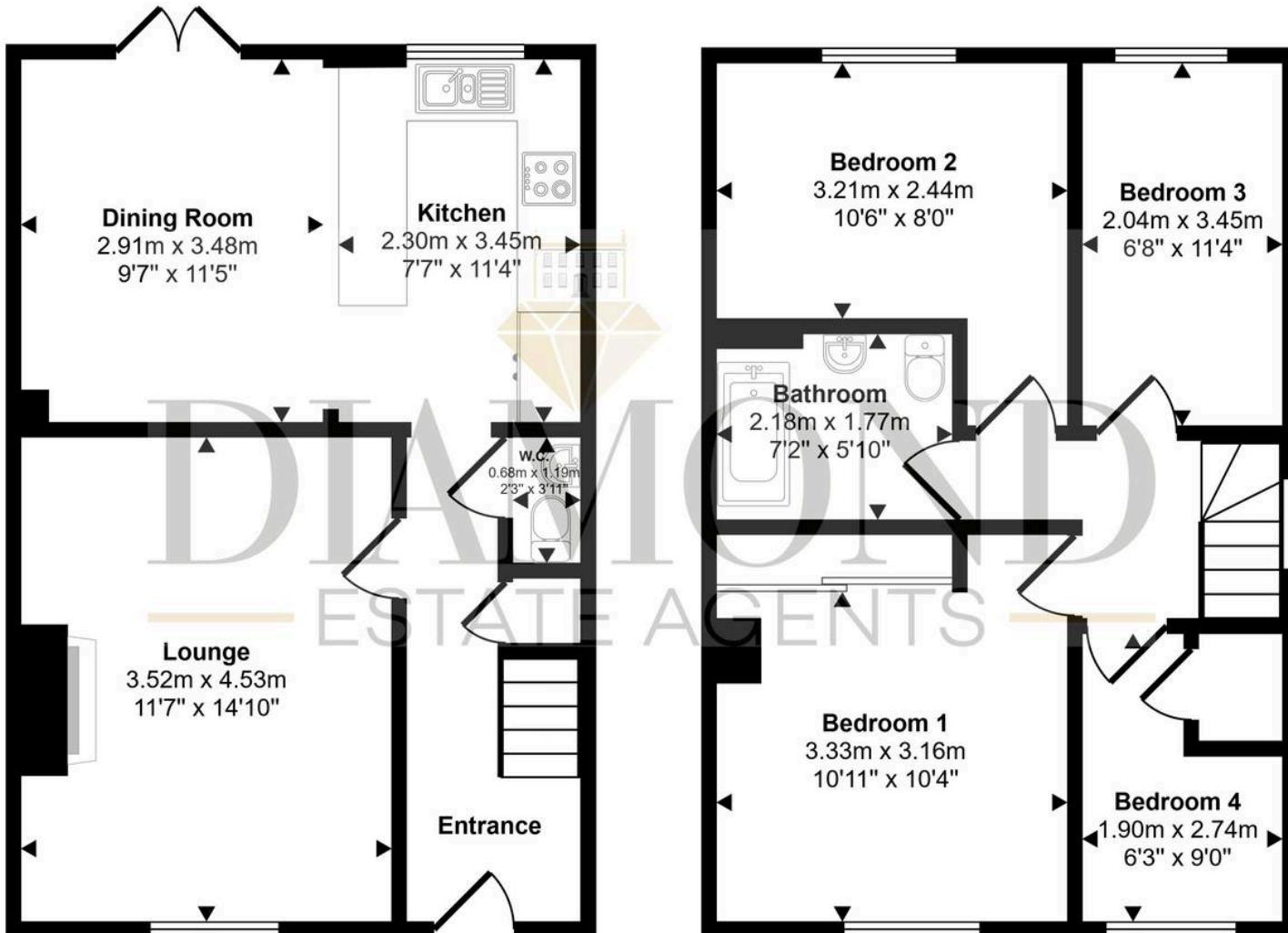
A gravel driveway provides ample parking and leads to a **detached single garage** with power and lighting. The garden is enclosed by fencing and mature greenery, offering both privacy and a pleasant backdrop of trees.

Positioned on the oldest street in Tiverton, this attractive home enjoys a highly sought-after setting on one of the town's most charming and historic roads. Situated on a peaceful no-through road, the property offers a sense of quiet





Approx Gross Internal Area  
88 sq m / 946 sq ft



### Ground Floor

Approx 44 sq m / 471 sq ft

### First Floor

Approx 44 sq m / 475 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





**Diamond Estate Agents**

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Guide Price £340,000