



**A beautifully renovated Grade II listed town house with spacious & flexible accommodation.**



**45 ST PETER STREET  
TIVERTON  
EX16 6NW**

**£319,950**

**\* Entrance lobby \* hall \* living room \* further sitting room \* utility room \* cloakroom \* super kitchen/diner \* 4 double bedrooms \* bathroom \* separate shower room \* pretty walled rear garden \* gas central heating \* parking to rent closeby**

**Viewing:** By appointment with Watts & Sons 01884 253484

This superbly presented Grade II Listed town house really must be seen to fully appreciate the work that has gone into making this a very comfortable and spacious family home. It has been extensively and sympathetically renovated to provide all the usual modern amenities yet retaining many original features to provide a super home, full of charm and character. It occupies a lovely position overlooking St Peter's church, with all the town amenities within just a few hundred yards level walk. The vendors currently rent 2 car parking spaces closeby, which we understand could be transferred to the purchasers, if required.

**Directions** Walking from the town centre market car park turn left at the main exit into Newport Street then left again into St Peter Street where the property will be seen on the left hand side opposite St Peter's Church.

**Accommodation** (Please note that all dimensions are approximate)

**Entrance Lobby** with glass panel door to

**Entrance Hall** with radiator, stairs to first floor & lower floor, doors to

**Living Room** with attractive wood surround to fireplace with inset multi-fuel style gas fire, radiator, TV & satellite connection and sash window with view over St Peter's Church

**Sitting Room/Study** with radiator, recessed cupboard, sash window with seat.

**Utility room** L-shape room with slate flooring, range of base and wall units with wooden worktops over, space and plumbing for washing machine, Vaillant gas combination boiler, double glazed window, radiator, double glazed door to garden and door to

**Cloakroom** with slate tiled flooring, close couple w.c., electric heater and double glazed window.

#### Lower Ground Floor

**Kitchen/Diner** A super room with beautiful exposed beams, range of modern shaker style fitted base and wall units, wood worktops with inset one and a half bowl sink and drainer, built-in dishwasher, space for range style cooker with canopy cooker hood, uPVC double glazed window to front, understair cupboard, large walk-in larder cupboard, TV point, double glazed doors to rear, downlighters and wooden flooring.

**First Floor Landing** with stairs to second floor and doors to

**Bedroom 1** with feature cast iron fireplace, radiator, TV point, ornate coving and sash window with view over St Peter's church.

**Bedroom 2** with radiator and double glazed sash window

**Bathroom** A super room with modern white Victorian style suite comprising double width corner shower cubicle in tiled surround with rain shower fitting over, freestanding bath with flexible shower fitting, vanity unit with twin washbasins, radiator, downlighters, electric towel rail, extractor fan and sash window.

**Shower Room** with modern white suite comprising double width corner shower cubicle in fully tiled surround with rain shower head over, vanity unit with wash handbasin, close coupled wc, electric towel rail, downlighters, extractor fan, striplight and double glazed window.

**Second Floor Landing** with doors to

**Bedroom 3** L shaped room with eaves cupboard, radiator and uPVC double glazed dormer window.

**Bedroom 4** with eaves cupboard, radiator and uPVC double glazed dormer window.

**Outside** At the rear is a very pretty walled garden laid to lawn with well stocked flower and shrub borders, undercover patio area with steps down to lower ground floor and outside light. The vendor rents 2 car parking spaces nearby which can be transferred to the purchaser if required.

**Council Tax Band B**

**DWT4272**

**EPC NOT REQUIRED AS GRADE 2 LISTED BUILDING**

**Consumer Protection from Unfair Trading Regulations 2008**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

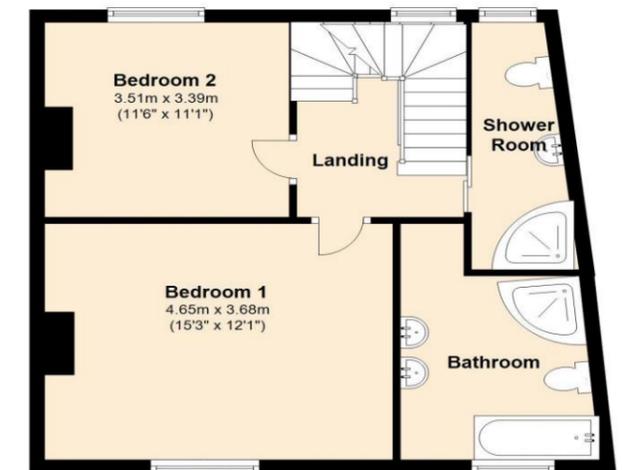
#### Lower Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



#### First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



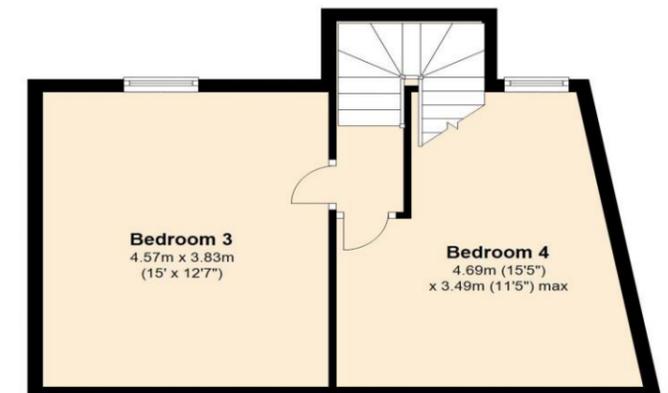
#### Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



#### Second Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Total area: approx. 171.0 sq. metres (1840.9 sq. feet)

Floorplans for information purposes only. Not to scale.  
Plan produced using PlanUp.