



Asking Price £200,000

seddon's



## 14 Wellbrook Street, Tiverton, EX16 5JW

- Period terraced house
- Cosy log burner
- 3 spacious bedrooms
- Dining room
- Grade II Listed
- Charming character features
- Ample storage space
- Living room
- Kitchen
- Shared courtyard

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

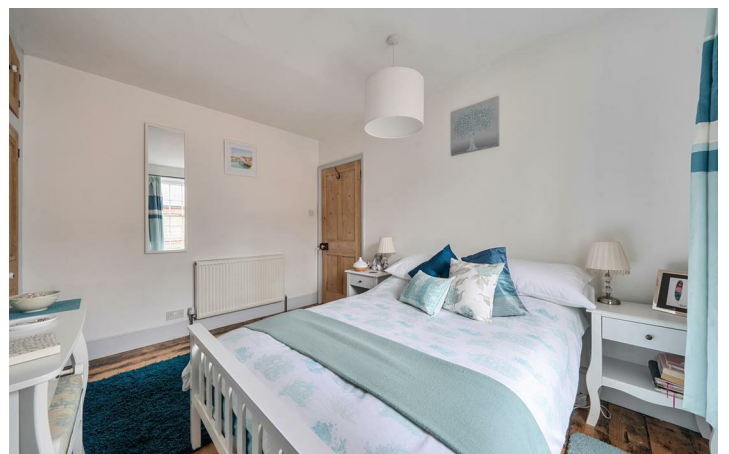
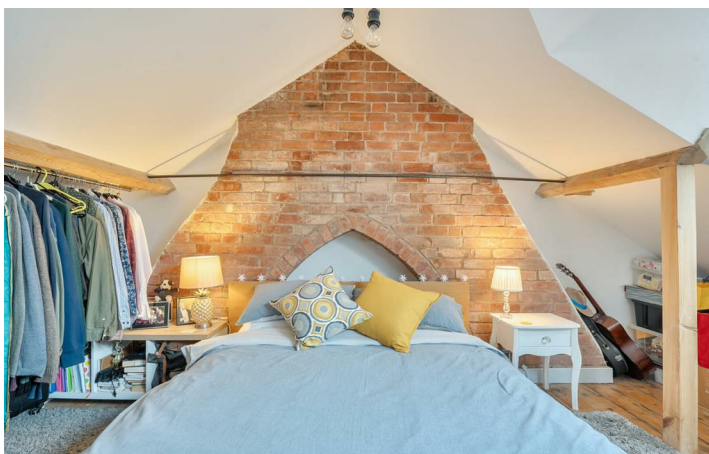


# 14 Wellbrook Street, Tiverton EX16 5JW

Situated a stones throw from Tiverton town centre, 14 Wellbrook Street is a well presented characterful home offering a perfect mix of comfortable modern living and practical space, ideal for families, or those looking for more room.



Council Tax Band: A



Nestled in the charming town of Tiverton, this delightful terraced house on Wellbrook Street offers a perfect mix of period character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious living room, with original sash windows. A lovely log burner creates a warm and inviting atmosphere, perfect for cosy evenings. The hallway, complete with original wooden flooring, leads you to the light and airy dining room, which provides an excellent space for entertaining guests or enjoying family meals. The ground floor is completed by the well-equipped kitchen, that offers plenty of room along with access to the shared courtyard.

On the first floor, is a lovely family bathroom, and two good size bedrooms, one with excellent built in storage. Moving up to the third floor, there is a large double bedroom with a convenient ensuite, and access to the eaves.

This property boasts plenty of integrated storage throughout, making it practical and providing easy organisation for everyday living.

The shared courtyard offers a lovely outdoor space to relax and unwind, enhancing the overall appeal of this beautiful home.



There are parking options in the form of on street parking in the nearby roads, along with the local authority car park, just a stone's throw from the property, for which a permit would be required.

Wellbrook Street is conveniently located, only a short 6 minute walk from town, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. This property is a true gem, combining historical elegance with modern comforts, and is sure to attract those seeking a unique home in the heart of Devon.

Services:  
Mains electricity, gas, water and drainage

Tenure:  
Freehold

Council Tax:  
Band A

Local Authority:  
Mid Devon District Council 01884 255255

## Directions

What3Words - ///grow.sadly.years

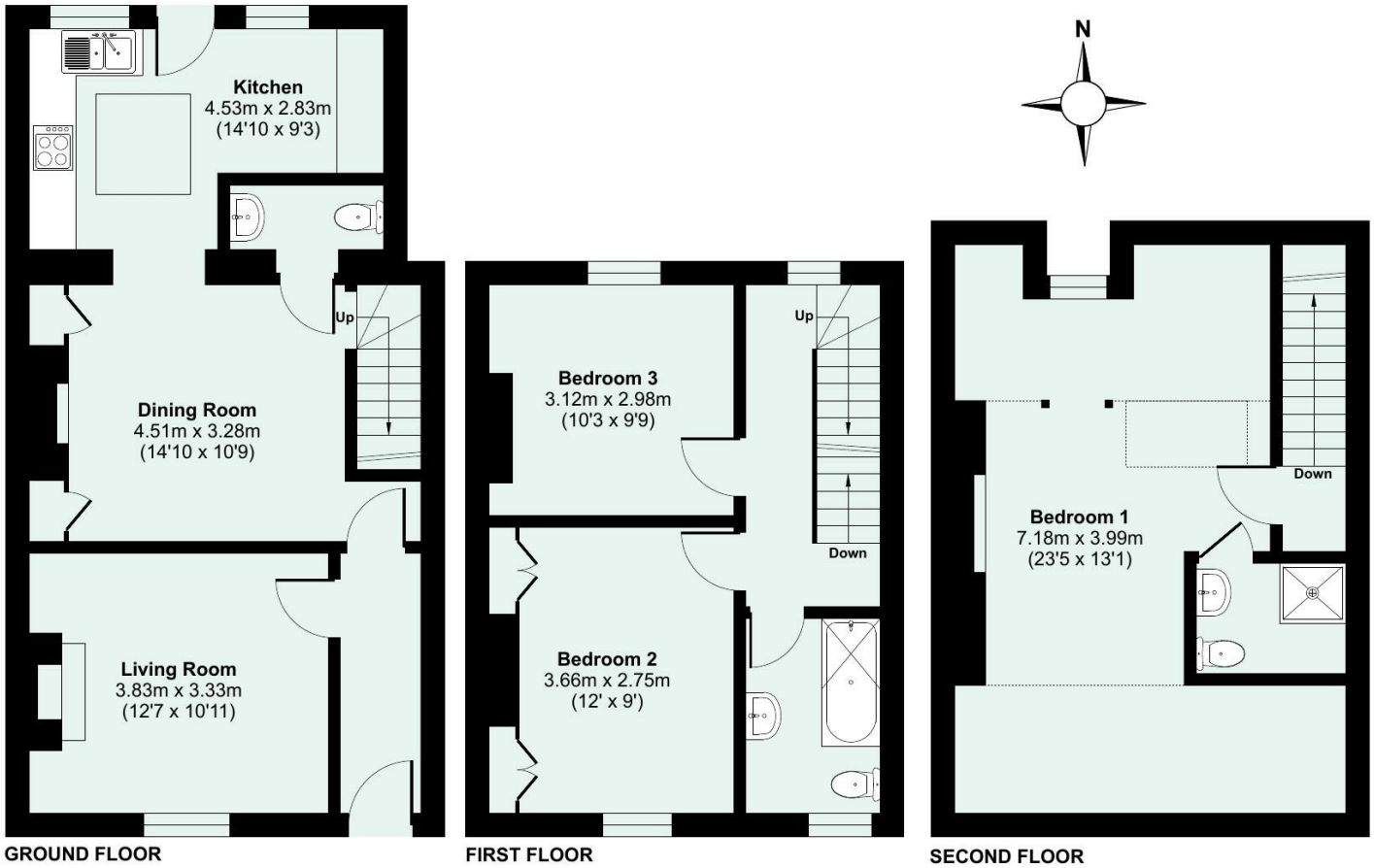
## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1271 sq ft / 118 sq m  
For identification only - Not to scale



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: 1472562



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