



The Old Tea Loft



# The Old Tea Loft

1B Bridge Street, Tiverton, EX16 5LY

Close to Tiverton Town Centre | M5 (J27)/Tiverton Parkway 8 Miles | Exeter 14 miles

An immaculately presented three-bedroom home, including a spacious annexe and a spectacular garden overlooking the River Exe.

- Three Bedroom Home
- Immaculately Presented
- Superb Kitchen Dining Room
- Off Road Parking for Multiple Vehicles
- Council Tax Band B
- Annexe with AirBnB Potential
- Over 2000sqft of Accommodation
- Generous Garden on the River
- Income Potential £27,000 per Annum
- Freehold

Guide Price £395,000

## DESCRIPTION

The Old Tea Loft is a beautifully presented home set in the heart of Tiverton with a spectacular garden fronting on to the River Exe. The main body of the property consists of a large kitchen/dining room on the ground floor, a glorious sitting room, master bedroom with en suite and second bedroom upstairs. The other side of the house on the ground floor splits off perfectly to serve as an Airbnb or separate annexe, made up of a bedroom with its own entrance, kitchen, shower room, sitting room and office space, with an additional storage area with potential for further accommodation subject to the necessary consents.

Outside, the property benefits from a private parking area to the front, adjoining the garden which overlooks the river, making a stunning seating area with a large interlocking solid timber lodge bordered by mature plants and shrubbery. On the first floor of the property is a sun terrace off of the sitting room, offering privacy and further external space.

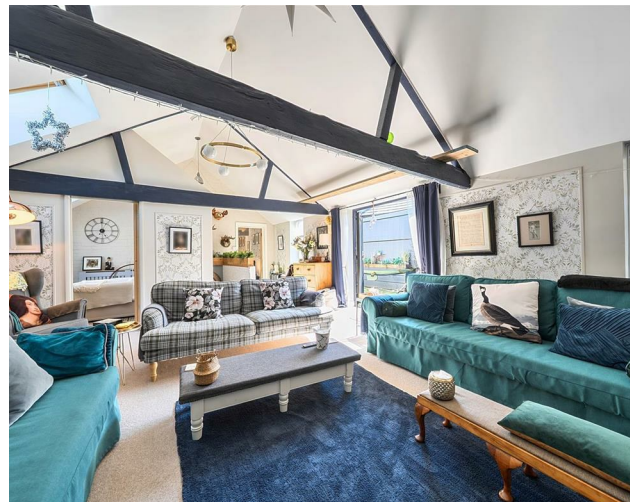
## SERVICES

Mains electricity, gas, water and drainage. Gas central heating.  
Ofcom predicted broadband services: Standard and Superfast broadband is available.  
Ofcom predicted mobile coverage: External – EE, Three, O2 and Vodafone.  
Internal - Three, O2 and EE (variable), Vodafone.  
Local Authority: Mid Devon Council.

## DIRECTIONS

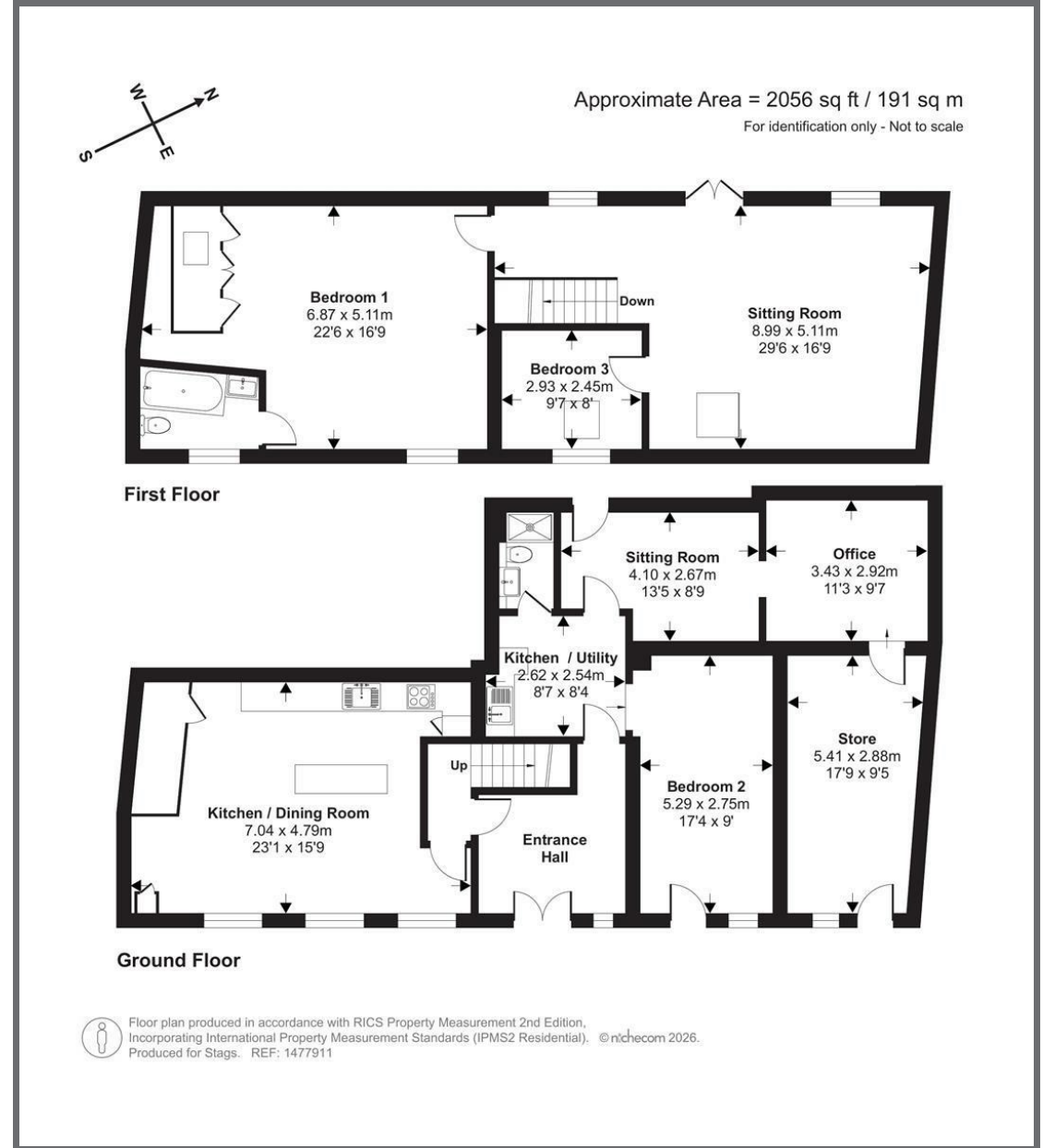
What3Words: ///kings.hulk.venues

Google Drop Pin: <https://maps.app.goo.gl/rGQ46Z8ctQAxR4Va8>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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