Asking Price £180,000

seddons










# Angel Court Angel Hill, Tiverton, Devon, EX16 6PE

- Central Tiverton location
- Enclosed private garden
- 2 double bedrooms
- Gas central heating
- Balcony with river views
- Spacious sitting room
- Character features throughout
- No onward chain

**Sales, Lettings, Mortgages:**
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

# Angel Court Angel Hill, Tiverton EX16 6PE

Characterful town-centre home with river views, private garden, spacious rooms, and no onward chain.

2 | 1 | 1 | E | Council Tax Band: B







Angel Court, Tiverton – Character Property with Riverside Views

Angel Court is a unique and spacious home located in the heart of Tiverton, offering the combination of town-centre convenience and peaceful riverside living.

The property enjoys a private enclosed garden, large, tall, rooms, and a raised balcony with far-reaching views over the River Exe.

The ground floor comprises two large double bedrooms, both with built-in wardrobes.

A spacious family bathroom includes a bath with shower over, WC, hand basin, and built-in vanity unit.

A wide entrance hall gives a great first impression and provides useful storage space, along with an under-stairs cupboard.

Upstairs, the kitchen is bright and practical, featuring a gas range cooker, plenty of cupboard space, plumbing for white goods, and exposed roof braces that add character.

The standout feature of the home is the large sitting/dining room.

With high ceilings and exposed roof trusses, this impressive space feels open and welcoming. Patio doors lead directly onto the raised balcony, offering a stunning view across the River Exe and the garden below – an ideal spot to relax or entertain.

Outside, the property continues to impress with a well-maintained enclosed garden offering privacy and several peaceful seating areas, as well as a charming courtyard.

With gas central heating and no onward chain, Angle Court is perfect for buyers looking for something special – a home full of character, space, and natural beauty, all within easy reach of Tiverton's shops, amenities, and transport links.

This property's position will not be suitable for wheelchair users or anyone with limited mobility.

Services: Mains Gas, electric, water, and drainage
Tenure: Freehold
Council Tax: B
Local Authority: MDDC



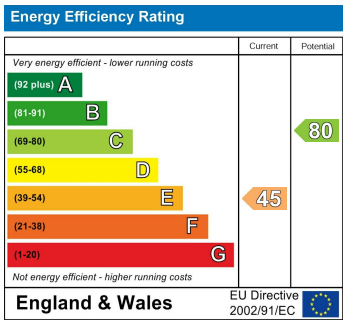

## Directions

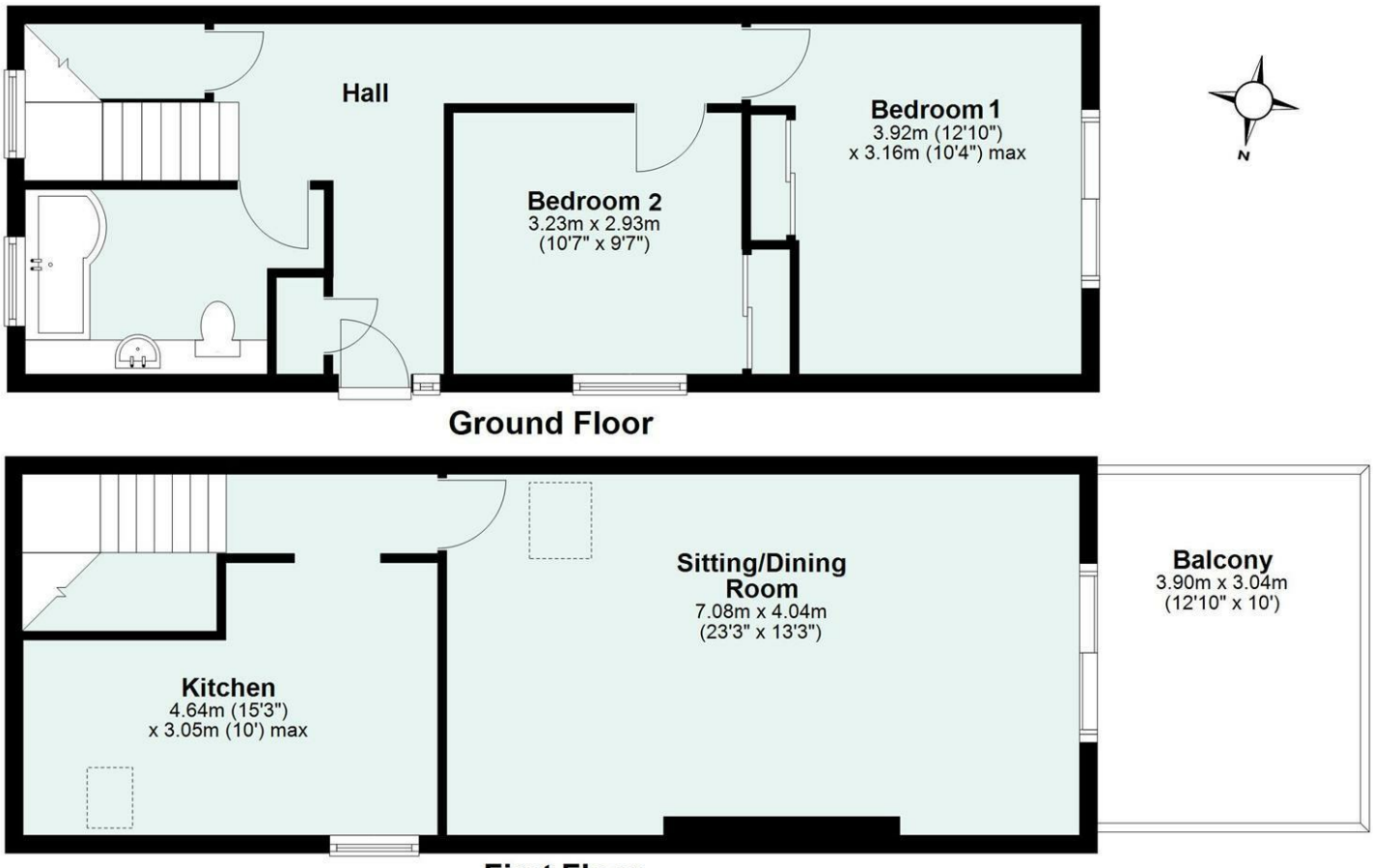
What3words - wash.spell.stump Google maps code - WG36+25 Lat/Long - 50.902558, -3.489509

## Viewings

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

## EPC Rating:






Total area: approx. 94.0 sq. metres (1012.0 sq. feet)





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