

Asking Price £155,000



50 Carew Road, Tiverton, EX16 6BN

- No Onward Chain
- Garage & parking
- Modern kitchen
- Conservatory
- Shower room
- Convenient location
- Private garden
- Sitting dining room
- Double bedroom
- Ground floor

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



50 Carew Road, Tiverton EX16 6BN

A well maintained one bedroom ground floor flat with the benefit of a private garden and garage. Ideal for first time buyers or investors seeking a ready to move into property.



Council Tax Band: A



Tucked away in a peaceful spot on the edge of Tiverton, this purpose built one bedroom ground floor flat offers a combination of privacy, space and convenience. With its own garage, private garden and well maintained interiors, it's ready for someone to move straight in. It's an ideal choice for a first time buyer, anyone looking to downsize, or those seeking a reliable investment.

The front door opens into a welcoming entrance hall with a useful coat cupboard and doors to all rooms. The spacious living room provides plenty of room for both seating and dining furniture, with a fireplace creating a natural focal point. Patio doors lead into a bright conservatory — a lovely spot to relax and enjoy views over the garden. The modern kitchen is fitted with a range of units and includes a built in oven and hob, fridge freezer and washing machine.

The double bedroom is comfortable and well proportioned, featuring a built in wardrobe and a window overlooking the garden. The bathroom includes a shower, WC, basin and a generous airing cupboard

housing the gas boiler.

The enclosed rear garden is a standout feature, bordered by mature small trees, shrubs and flowering plants. A charming summer house provides a sheltered seating area for all seasons. A small potting greenhouse and to the side of this a door gives direct access to the garage, which has an up and over door, and there is parking conveniently located opposite.

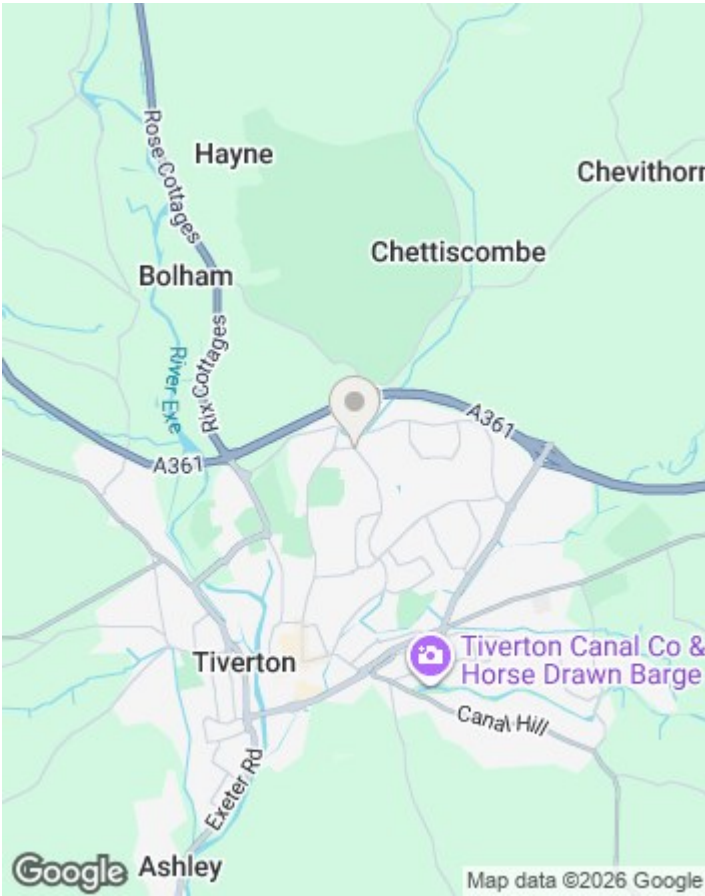
Services:
Mains electric, gas, water, and drainage

Tenure:
Leasehold. 948 years remaining.

Ground rent £10pa

Council Tax:
Band A

Local Authority:
MDDC 01884 255 255



Directions

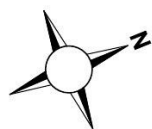
What3words: ///twist.raced.asset

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	75	77
(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	

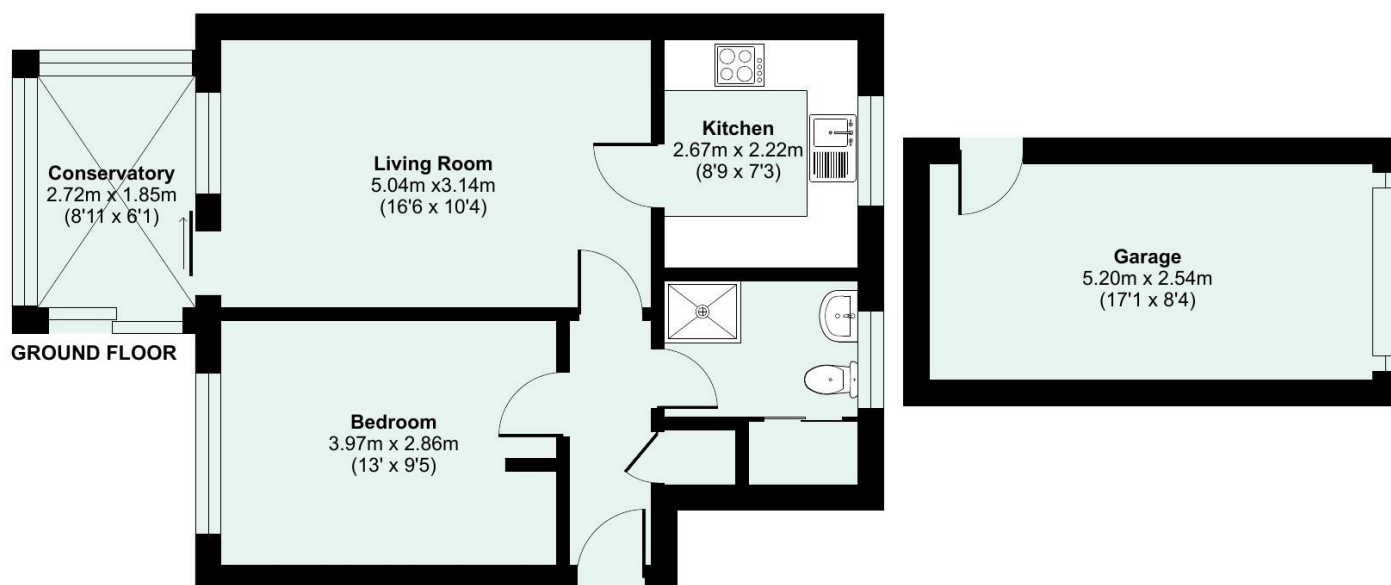


Approximate Area = 532 sq ft / 49.4 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 674 sq ft / 62.5 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: 1470388



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