



24a Newport Street, Devon, EX16 6NL
Offers In The Region Of £170,000

A well presented two bedroom, first floor maisonette with a private entrance and an enclosed rear garden, offered to the market with NO ONWARD CHAIN.

Description

Situated within the centre of Tiverton, this two/three bedroom maisonette is accessed through a secure alleyway, with access to the property via a rear staircase.

The front door opens into an entrance hallway, providing plenty of storage space for shoes and coats and stairs leading up. To the front, the lounge is spacious with a feature fireplace. A second reception room offers great versatility for use as a dining room, study/office or third bedroom, if required. The kitchen offers a range of wall and base units, a storage larder, an oven with an electric hob and space for an under-counter fridge and freezer. The bathroom provides a bath with a shower over, a WC and a hand basin plus plumbing for a washing machine. There is a cupboard housing a gas boiler with slated shelves for linen.

Upstairs, there are two good size bedrooms.

Outside, the property has a sunny, private rear garden which is laid to lawn with a large storage shed.

The property benefits from a new roof and boiler.

Services, Tenure & Council tax

Mains gas, electric, water and drainage.

Council tax band A.

Leasehold tenure. Lease term - 999 Years From 29th September 2001.

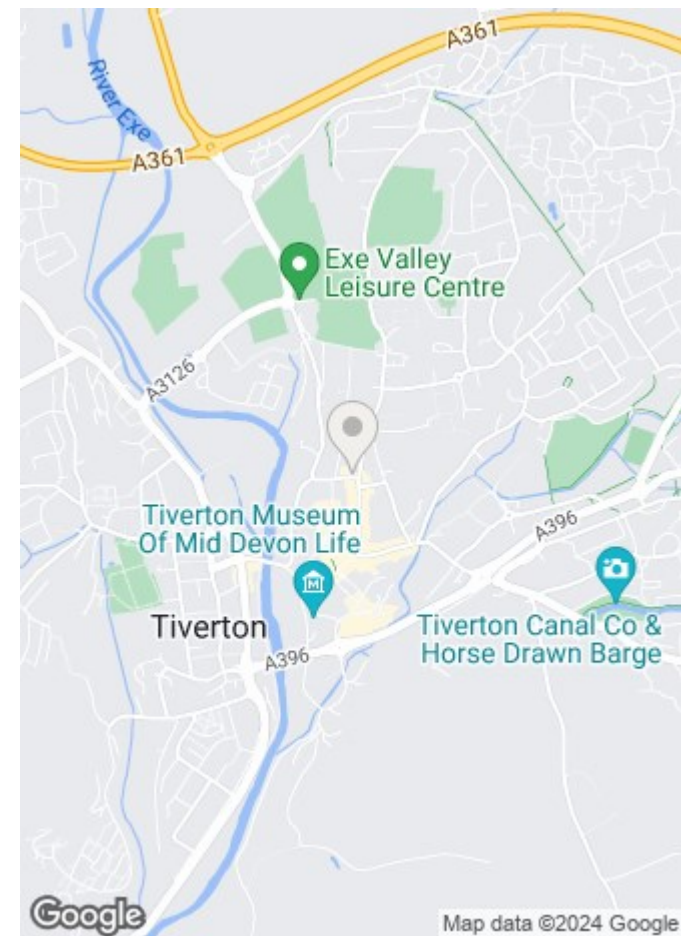
The owner has advised he owns 50% of the freehold of the building. No ground rent. External maintenance split 50/50 with ground floor flat.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

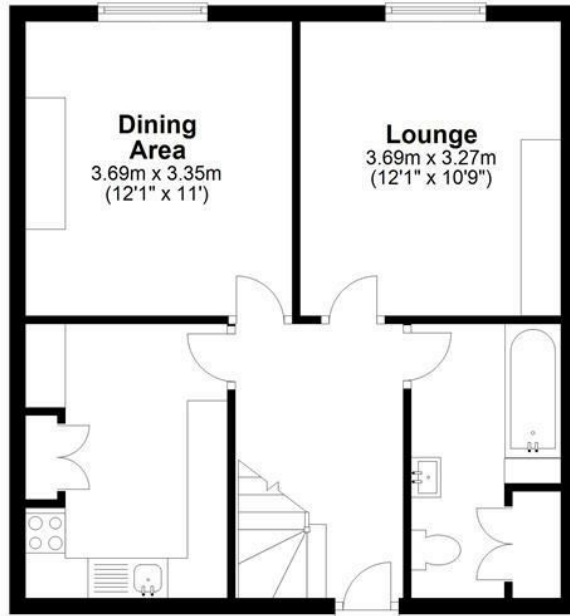
Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

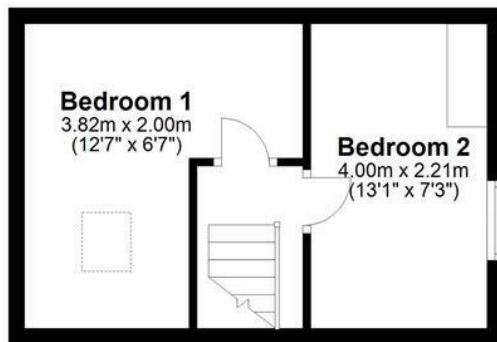


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



