

2 St. Peter Street, Tiverton , EX16 6NU
Asking Price £55,000

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A wonderful opportunity to purchase a large room with a modern fitted kitchen, shower room and planning permission to be used as an office as well as a private balcony.

Description

Entering through the metal gates and into the shared front courtyard, a beautiful covered archway leads to the front door.

Once you enter into the inviting entrance hall you immediately notice just how well kept the building is.

To the right, a door leads to Room 5.

The first thing you notice is the beautiful, large bay window which floods the room with natural light. To the rear of the room is a modern grey shaker style kitchen, with wall and base units. There is a built in oven, hob and extractor fan, as well as space for a washing machine.

The shower room is a welcome bonus, with a fully enclosed shower cubicle with grey tiling, WC and hand basin.

Another wonderful extra is the addition of a private balcony which is owned by Room 5.

This room has planning permission to be used as an office.

Tenure, Council Tax & Services

Mains Electric, Water and Sewage

Council Tax Band- A

Tenure - Leasehold - the seller advises 125 years from 2016.

Service Charge - Approx £300 per annum

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.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

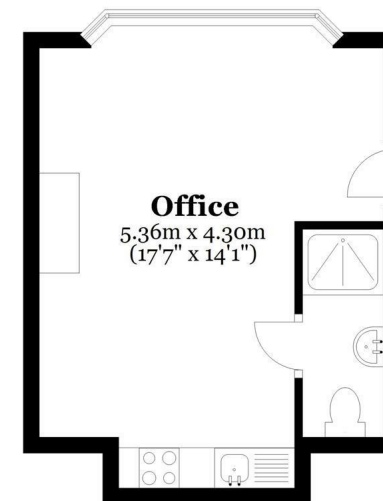
Disclaimer

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		
(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	

Ground Floor

Approx. 22.4 sq. metres (241.1 sq. feet)



Total area: approx. 22.4 sq. metres (241.1 sq. feet)

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

53 Bampton Street, Tiverton, Devon, EX16 6AL

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