



19 Perreyman Square, Tiverton, EX16 6GY
By Auction £150,000

Offered to the market with no onward chain is this beautifully presented, two bedroom, ground floor apartment. Benefiting from a rear garden, spacious accommodations, and off road parking.
Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000

- Two Double Bedrooms
- Rear Garden
- No Onward Chain
- Being Sold via 'Secure Sale'
- Spacious Lounge/Diner
- Off Road Parking for One Vehicle
- EPC Rated - C
- Modern Kitchen
- Beautifully Presented
- Immediate 'Exchange of Contracts' Available

Description

Step through the front door into a generously sized entrance hall that effortlessly connects to every room in the home. To your left, discover a stunning open-plan kitchen, lounge, and dining area—a beautifully flowing space designed for both relaxation and entertaining. Patio doors at the rear invite natural light and open out to a charming garden, perfect for enjoying sunny days.

Positioned at the front of the property, the kitchen boasts a stylish array of cream shaker-style wall and base units, complemented by modern finishes. It features an integrated oven and hob, with designated space for a fridge freezer and plumbing ready for a washing machine. The kitchen transitions smoothly into the lounge-diner, offering ample room for a dining table and comfortable seating—ideal for hosting guests or unwinding after a long day.

Both bedrooms are spacious doubles, providing plenty of room for furnishings and personal touches. The primary bedroom includes a built-in wardrobe for added convenience. Completing the interior is a contemporary shower room, fitted with a walk-in shower, WC, and hand basin.

Outside, the rear garden offers a tranquil retreat with a paved patio area—perfect for alfresco dining or morning coffee. At the front of the property, you'll find off-road parking for one vehicle, adding practicality to this delightful home.

Council Tax, Tenure & Services

Leasehold - 999 years from 31st Oct 2012

Council Tax Band - B

All Mains Services Connected

There is an annual service charge of approx £391.91

Ofcom Broadband Speeds: Superfast 73 Mbps

Ofcom Mobile Signal: Vodafone, EE, Three - Likely, O2 Limited

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.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment

only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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.

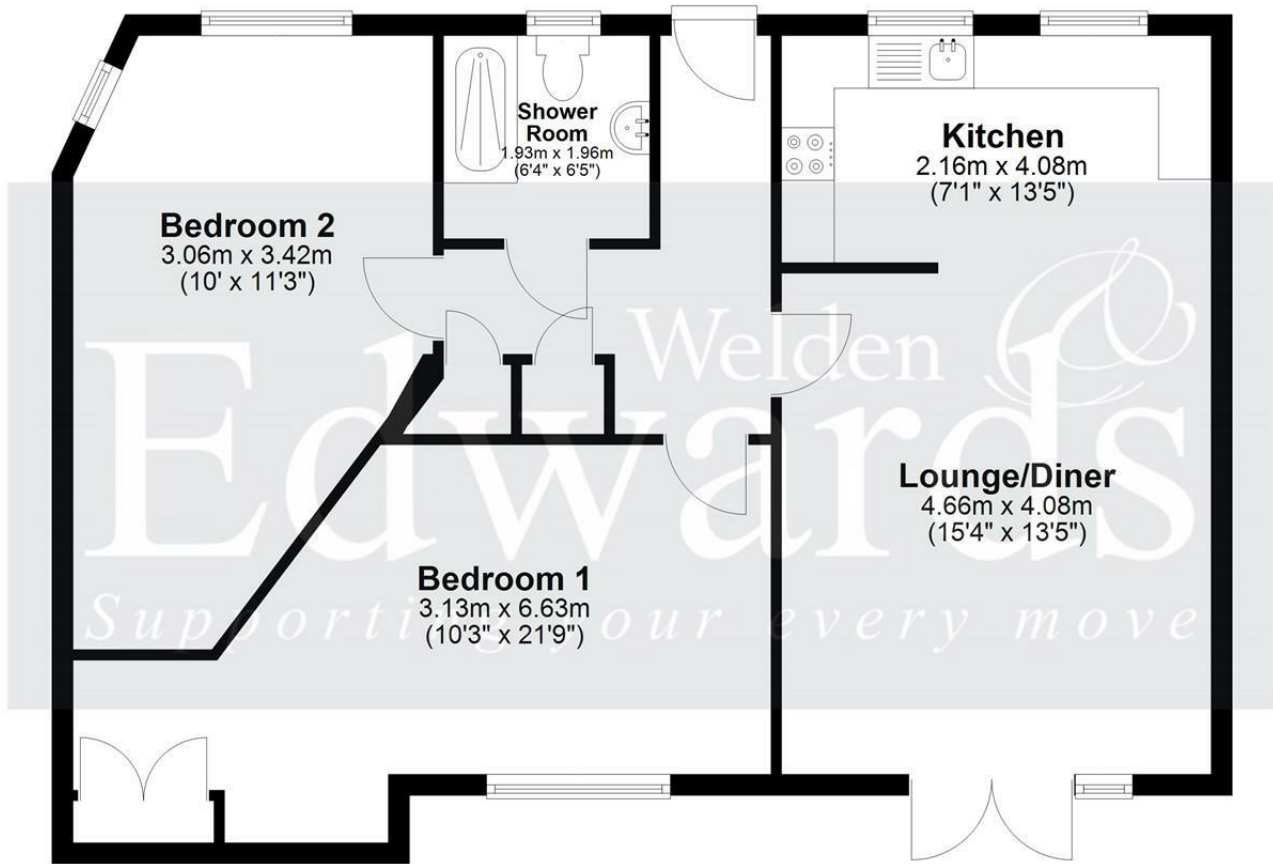
Disclaimer

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.



Ground Floor

Approx. 76.8 sq. metres (826.9 sq. feet)

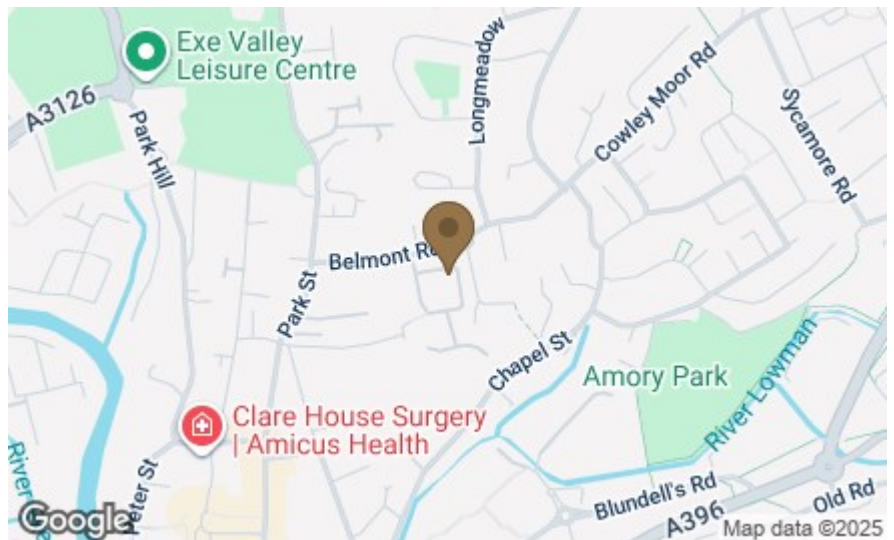


Total area: approx. 76.8 sq. metres (826.9 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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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