



St. Peter Street, Tiverton EX16 6NR

welcome to

St. Peter Street, Tiverton

Located in close proximity to the centre of Tiverton is this spacious basement apartment. Offering two bedrooms, a spacious lounge and modern kitchen breakfast room. Large garden backing onto the river Exe. Ensuite and family bathroom. Off Road Parking.

Description

Viewing is advised of this extremely well presented basement apartment which is located close to the centre of town. This Georgian grade II listed property was converted into four apartments and is situated close to the striking St Peters Church. Accessed via a secure entrance into an attractive communal hallway area, stairs lead down to the basement apartment. On opening the front door is a welcoming entrance hall. The lounge is spacious with an lovely window seat to enjoy views over its private garden. The focal point of the lounge being the fireplace which isn't currently in use. There is a modern fitted kitchen that is equipped with a range of wall & base units and Quartz worktop. There is space for a dining table and a door leading to the garden. There are two bedrooms, the main bedroom with an ensuite shower room which is modern. Bedroom two is a double with built in storage. Completing the accommodation is a further bathroom. Externally there is an off road parking space and an extensive garden. The rear garden is presented over different levels. Immediately outside is a large seating area which is paved. From here steps lead to a low maintenance area which is boarded with mature shrubs and trees. There is a further area which is planted and has a circular terrace. Views can be enjoyed from here of the river and a gated access leads directly onto the river. Viewing is advised to appreciate all this property has to offer!

Entrance Hall

Door to the rear. Airing cupboard, radiator, doors to lounge and bathroom.

Lounge

15' 10" x 14' 6" (4.83m x 4.42m)

Window to rear with a window seat. Feature fire place.

Kitchen

13' 4" x 9' 7" (4.06m x 2.92m)

Window to rear. The kitchen has a range of wall and base units with Quartz work surfaces over, one and a half bowl sink and drainer, built in washing machine and dish washer, NEFF induction hob and oven, space for a fridge/freezer, USB charger socket, spots, radiator, door to the rear.





Bedroom One

14' 3" x 10' (4.34m x 3.05m)
Window to front. Radiator.

En-Suite

Wash hand basin with vanity unit, WC, shower cubicle, heated towel rail, light up mirror, fully tiled, extractor fan, under floor heating.

Bedroom Two

14' 5" x 7' 2" (4.39m x 2.18m)
Window to side. Built in wardrobes, radiator.

Bathroom

Wash hand basin, WC, corner bath, heated towel rail, under floor heating, part tiled, extractor fan.

Garden

The rear garden is tiered, with an undercover area which overlooks the river, patio, mature shrubs and trees and shed.

Parking

There is off road parking for one car.

Services

Mains electric, gas, water and drainage.

Council Tax Band A

Lease Hold Information

Length of Lease - 999 Years from 1/01/2005
Ground Rent - N/A
Annual Service Charge - N/A
Current Building Insurance Approx - £400
The owner of this property does own a quarter of the freehold. Please contact Fox & Sons for further details.

Agents Note

Please note that this flat is Grade II Listed.
The flat is being sold with a quarter share of the Freehold

Vendors Comment

Please note the Kitchen and En-Suite Bathroom has been upgraded since their ownership of the property in 2019.

Location

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

Monday - Friday 9am- 6pm
Saturday- 9am- 4pm
Sundays - Closed



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welcome to

St. Peter Street, Tiverton

- Two Bedroom Basement Apartment
- Spacious Lounge
- Modern Kitchen/ Diner
- Off Road Parking
- Council Tax Band A

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£235,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TVT104992 - 0008

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