



Fore Street, Tiverton EX16 6LZ

welcome to

Fore Street, Tiverton

Viewing is advised of this spacious one bedroom flat which is located on the first floor, close to the centre of town. In brief the accommodation includes an open plan Kitchen/ living/ dining room, one double bedroom and a shower room. NO ONWARD CHAIN.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Description

Offered to the market with no onward chain is this spacious one bedroom flat, located in close proximity to the centre of Tiverton. On entering the building is a secure entrance with stairs leading to the three flats. On opening the front door is an entrance hall which leads to all rooms. There is an open plan kitchen/living/dining room which is spacious with character features. There is one double bedroom and a shower room. Viewing is highly advised to appreciate this flat in full!

Entrance Hall

Door opening into the entrance hall. Double glazed window to rear. cupboard, storage heater, doors to all rooms.

Lounge/Diner/Kitchen

16' 3" x 13' 8" Plus window (4.95m x 4.17m Plus window) Single glazed window to side. The lounge area has a feature fireplace with electric fire, storage heater, space for small dining table and chairs.

The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, cooker and extractor fan.





Bedroom

10' 11" x 11' 6" (3.33m x 3.51m)

Single glazed windows to front and side. Built in storage, picture rails, electric heater.

Shower Room

Double glazed window to side. Wash hand basin, WC, electric shower, cupboard housing hot water tank.

Services

Mains electric, water and drainage.

Council Tax Band A

Lease Hold Information

Lease - 999 years from 1 January 1987

Ground Rent Approx £10.00

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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Fore Street, Tiverton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One bedroom flat
- Town Centre Location

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£60,000



Total floor area 39.3 m² (423 sq.ft.) approx

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:
TVT105287 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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