



**Flat 11 St. Peter Street, TIVERTON EX16 6NR**



**welcome to**

## **Flat 11 St. Peter Street, TIVERTON**

Located close to the centre of Tiverton is this top floor apartment which enjoys an outlook over the River Exe. The accommodation briefly comprises of lounge/dining/ kitchen, a large double bedroom and bathroom. 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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**

This charming one-bedroom flat is situated on the top floor of a Grade II listed building, offering views over the River Exe. As you enter the property, you'll be greeted by a hallway which leads to a spacious kitchen lounge dining room. The room is flooded with natural light and features sash windows that allow you to take in the river views.

The large double bedroom, which is bright and airy, with plenty, there is currently a double bed and a large desk. The accommodation is completed by the bathroom with a shower over the bath. One of the many benefits of this property is that it has no onward chain, making it a great opportunity for those looking to buy quickly and easily. With convenient edge of Town position and river side views this flat is sure to impress.





### **Entrance Hall**

Door to front. Electric storage heater. Doors to all rooms.

### **Kitchen/Living area**

10' 8" x 13' 3" ( 3.25m x 4.04m )

Sash window to rear. The kitchen has a range of base units with work surfaces over. One and a half bowl sink and drainer, built in oven and induction hob with extractor fan, space for washing machine and under counter fridge, cupboard with water tank, electric heater.

### **Bedroom One**

13' 11" x 9' 10" ( 4.24m x 3.00m )

Sash window to rear. Storage shelves, electric heater.

### **Bathroom**

Wash hand basin, WC, bath with shower over, extractor fan, spotlights.



### **Services**

Mains electric, water and drainage.

Council Tax Band A

### **Leasehold Information**

Length of Lease - 189 years from 29/9/1987

Ground Rent - N/A

Annual Service Charge - £71.67 Monthly

Building Insurance - Included

### **Agents Note**

Please note the property is Grade II Listed.

### **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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## Flat 11 St. Peter Street, TIVERTON

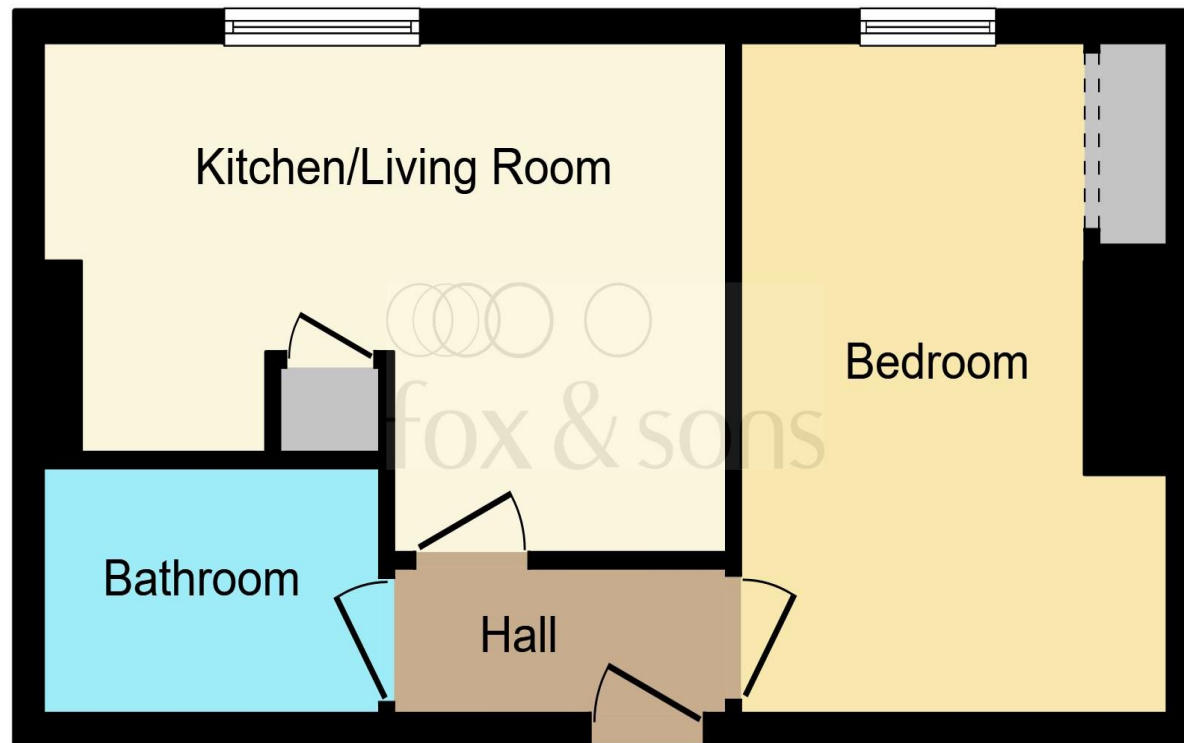
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed Flat
- Overlooking the River Exe

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 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

**£80,000**



Total floor area 33.9 m<sup>2</sup> (365 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](http://www.focalagent.com)

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Property Ref:  
TVT105441 - 0003

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