



Bampton Street, Tiverton EX16 6AH

welcome to

Bampton Street, Tiverton

Looking for a beautifully modernised apartment with a chic urban vibe? Look no further than this stunning three-bedroom first-floor apartment located in the heart of Tiverton. With its own private entrance and an abundance of natural light, this spacious retreat has been meticulously updated.

Description

A contemporary apartment offering spacious living accommodation throughout. Upon opening the private front door, you are greeted by a stylish hallway with stairs rising to the apartment. The oak style door opens into the living accommodation, where there is a hallway with access to all rooms. The standout feature of this apartment is undoubtedly the expansive open-plan kitchen/dining/living area, where a seamless flow of space creates an inviting atmosphere for entertainment and relaxation. This room is lovely and light with two modern sash windows to the front. There is a well-equipped kitchen area with an induction hob, and modern appliances. This room creates separate spaces for dining and living. The master bedroom is light with dual sash windows flooding the space with light. There are built-in wardrobes for storage and an en-suite shower room with rain style shower. The second and third bedrooms, perfect for guests or a home office, also offer cozy spaces with rear-facing views. Completing the accommodation is the main bathroom. Our seller currently rents a parking space which is available upon request.

Entrance Hall

UPVC door to front. Stairs to hall. Heater.

Inner Hall

Built in cupboard, airing cupboard.

Lounge/Kitchen/Diner

20' x 22' 7" (6.10m x 6.88m)

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, eye level electric oven, space for fridge/freezer and washing machine, breakfast bar, storage heater.

Bedroom One

14' 4" x 8' 7" (4.37m x 2.62m)

Two double glazed windows to front. Electric heater.

En-Suite

Double glaze window to front. Wash hand basin, WC, vanity unit, walk in shower, heated towel rail, spotlights, extractor fan.





Bedroom Two

9' 1" x 9' 4" (2.77m x 2.84m)

Double glazed window to rear. Electric radiator.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed window to rear. Electric radiator.

Parking

Our seller currently rents a parking space which is available upon request.

Services

Mains electric, water and drainage.

Council Tax Band A

Leasehold Information

Length of Lease - 125 years from 29/9/2006

Ground Rent - Approx - £200 per annum

Annual Service Charge - Approx £239.39 per quarter

Current Building Insurance Approx - Approx £194
28 per annum

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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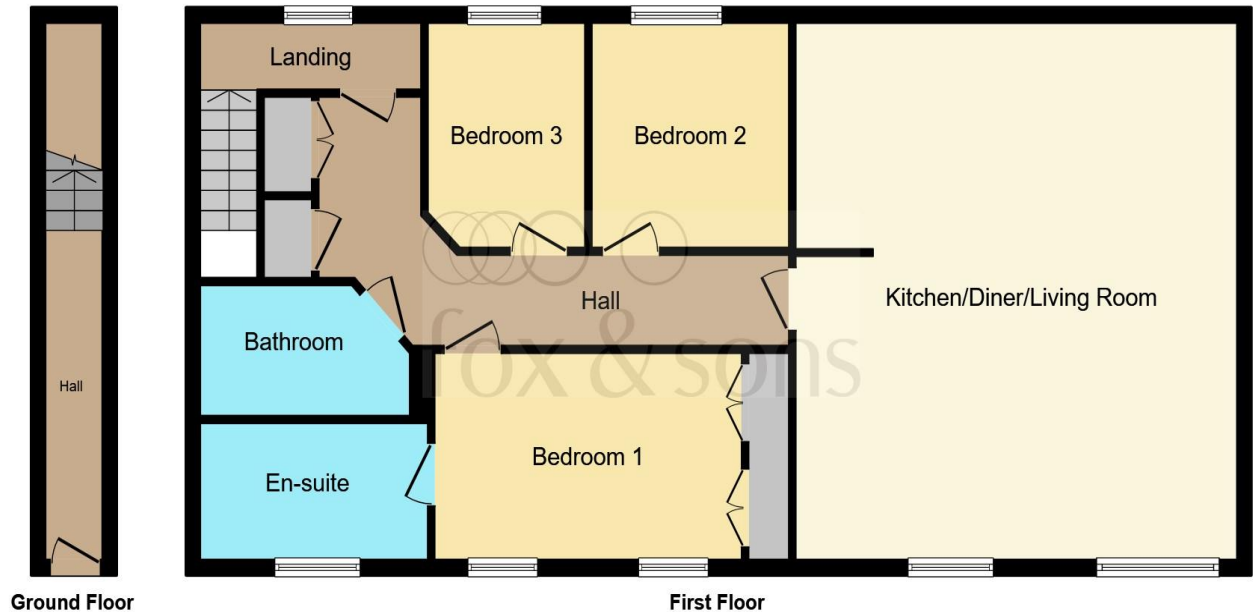
- Three Bedroom Apartment
- Master with En-suite Shower Room
- Contemporary style and thoughtful design.
- Expansive Open Plan Living/Kitchen/Dining Space
- Gas Central Heating

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



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:
TVT104808 - 0002

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