



4b St. Aubyns Villas, TIVERTON EX16 4JB

welcome to

4b St. Aubyns Villas, TIVERTON

Welcome home, a wonderful opportunity for those seeking a spacious and well-appointed apartment in a tranquil location. With its convenient amenities, generous outdoor space, and inviting interiors. In brief there is a spacious lounge, kitchen, one large bedroom and a fantastic bathroom. Parking.

Description

An exceptionally spacious one-bedroom first-floor apartment nestled in the desirable Canal Hill residential area of Tiverton. This charming property offers a unique blend of modern living and outdoor conveniences with ample space for both relaxation and entertaining. Upon entering, you are greeted by a welcoming Entrance Hall, perfect for coats and boots. The Inner Hall provides access to all rooms, creating a seamless flow throughout the apartment. Featuring a front aspect, the kitchen is designed with practicality and style in mind with a breakfast bar. The spacious lounge/diner boasts a dual front aspect, flooding the room with natural light. With ample space for comfortable sofas and a dining table, it is an ideal setting for both relaxation and entertaining. The generously sized double bedroom overlooks the tranquil gardens at the rear, offering a peaceful retreat with picturesque views. The stylish bathroom features a dual aspect and comes complete with a modern white suite, including a freestanding bath where you can enjoy views over the surrounding hills and countryside. There is a large walk-in shower, a close coupled WC, and a wash hand basin. The property provides a gravelled parking area to the side, ensuring convenient off-road parking. Additionally, there is a brick outbuilding that can serve multiple purposes, whether as extra storage, a studio, or a home office. The property boasts a fully enclosed, level garden predominantly laid to lawn.

Entrance Hall

Accessed via a wrought iron external staircase, door to front. On entering the property you'll find doors to all rooms, radiator.

Lounge

14' 6" x 16' 11" (4.42m x 5.16m)
Two windows to front. Radiator.

Kitchen

6' 8" x 12' 4" (2.03m x 3.76m)
Window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, electric oven and hob, space for washing machine, fridge/freezer, wall hung boiler, radiator.





Bedroom One

14' 7" Max x 15' (4.45m Max x 4.57m)
Window to rear. Radiator.

Bathroom

Windows to rear and side. Wash hand basin, WC, free standing bath, walk in shower, part tiled, heated towel rail.

Rear Garden

Fully level enclosed garden. Mainly laid to lawn with mature shrubs and bushes.

Outbuilding

Two Velux style windows to front and windows to front and rear. Perfect for extra storage, a studio, or a home office.

Off Road Parking

There is private off-road parking with the property.

Services

Mains electric, gas, water, and drainage.

Council Tax Band A

Leasehold Information

Length of Lease - 999 years from 1st January 2018
Ground Rent - N/A
Annual Service Charge - N/A
Current Building Insurance Approx - Approx £194.45 per annum

Agents Note

This property is being sold with a 25% of the Freehold.

Location

The property is well situated in a very popular residential area on the outskirts of Tiverton. Situated nearby is the Grand Western Canal, along the towpath of which there are some lovely walks. A bus stop with regular service into the centre of the town is within close proximity

Office Hours

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



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4b St. Aubyns Villas, TIVERTON

- Spacious and well-appointed apartment
- One Double Bedroom
- Large Bathroom
- Rear Enclosed Garden
- Views of surrounding hills

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Total floor area 62.8 m² (676 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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