



**Flat 1 St. Peter Street, Tiverton EX16 6NU**

**welcome to**

## **Flat 1 St. Peter Street, Tiverton**

Full of character and charm is this super one bedroom ground floor flat located close to the centre of Tiverton within St Peters Street. In brief the accommodation includes a spacious lounge, kitchen/diner, and double bedroom with ensuite shower room. There is a further office room and a cloakroom.

### **Description**

This unique and charming Grade II listed ground floor flat is full of period features, offering an abundance of character and charm.

You can access the flat through the communal front entrance or via its own private side entrance that leads directly into the kitchen. The kitchen exudes charm, with a central island workstation, electric cooking hob, and a period-style fireplace that beautifully hints at the building's heritage. From here, steps lead down to a rear lobby area, complete with a cloakroom and w/c, as well as a versatile room which could be used as an office.

Stairs lead up to the generous living room, a space that truly embodies the property's character. A striking fireplace acts as a central feature, complemented by a beautifully detailed ceiling that adds to the room's elegance and warmth.

The spacious bedroom, located at the front of the flat, boasts a front-facing window and includes a convenient ensuite shower room.

In all, this delightful flat presents a wonderful opportunity to own a piece of Tiverton history, with a wealth of period features and plenty of potential to make it your own. Viewing is highly advised.

### **Entrance Hall**

Door to front

### **Cloakroom**

Wash hand basin with storage cupboard under, WC.

### **Study**

9' Max x 11' 2" Max ( 2.74m Max x 3.40m Max )

Two storage cupboards, radiator. Please note there is restricted head height in this room.

### **Lounge**

13' 4" Max x 17' 9" ( 4.06m Max x 5.41m )

Single glazed window to front. Open fireplace, gas fire, television and telephone points, two radiators.

### **Kitchen**

19' x 9' 1" Max ( 5.79m x 2.77m Max )

The kitchen has a range of wall and base units with work surfaces over, sink and drainer, electric hob in the island, integrated electric oven and under counter fridge, space for a washing machine, open fireplace which is currently not in use, wall hung boiler and patio doors to the side.







### **Landing**

Doors to all rooms

### **Bedroom One**

11' 8" x 7' 11" ( 3.56m x 2.41m )

Single glazed window with secondary glazing to the front. Radiator.

### **En-Suite**

Wash hand basin, WC, shower, extractor fan.

### **Services**

Mains electric, gas, water and drainage.

Council Tax Band A

### **Leasehold Information**

Length of Lease - 999 Years from 24/2/1995

Ground Rent - N/A

Annual Service Charge - Approx £300

Current Building Insurance Approx - £329

### **Agents Note**

Please note the property is Grade II Listed.

The property is being sold with a Third of the Freehold.

### **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- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed



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## **Flat 1 St. Peter Street, Tiverton**

- Spacious One Bedroom Flat
- Large Lounge
- Kitchen/Diner
- Ensuite Bedroom
- Further reception room/storage

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Feb 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£150,000**



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.localagent.com](http://www.localagent.com)

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