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## Flat 2 Collipriest House



M5 (J27)/ Tiverton Parkway Station: 7 Miles  
Exeter: 15 Miles

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Set within a highly attractive eighteenth century building, offering characterful features and views to the River Exe.

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- Ground Floor Apartment
- Impressive Grounds
- Two Bedrooms
- Shared Garden
- Grade II Listed Eighteenth Century Building
- Period Features Throughout
- Countryside Views & Rural Setting
- Easy Commute To Exeter
- Council Tax Band C
- Leasehold (with share of Freehold)

Guide Price £125,000

### SITUATION

Collipriest House is situated down a long lane from the centre of Tiverton, a quiet location approximately one mile from the town centre. There is easy pedestrian access to several public footpaths on your doorstep, including a popular route along the River Exe to the village of Bickleigh.

Tiverton offers a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School, which offers discounts for local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

### DESCRIPTION

Collipriest House sits within beautiful grounds, a short distance from Tiverton. This spacious two bedroom ground floor apartment sits within a beautiful eighteenth century property and benefits from original features throughout.

### ACCOMMODATION

A large entrance hall welcomes you into the property. The living room and kitchen is accessed to the right, with tall windows and high ceilings creating a light and spacious feel to the room. The kitchen sits to one side with a range of wall and base units, integrated electric hob and plumbing for a dishwasher and washing machine.

Across the carpeted hallway, the bedrooms and bathrooms are located. Bedroom One is a large double with an arched window creating a feature of the room. Bedroom Two is a smaller double room with a large built in wardrobe. The Bathroom offers a bath and wash basin whilst there is a separate WC and hand basin beside it.

Within the main house, there is a laundry room which the occupier has access to use.

### OUTSIDE

A shared garden can be used by the occupier of the flat and extended grounds surround the property. A garage and parking space are located nearby,

### SERVICES

Mains gas, electricity, water and drainage. 999 year lease to be renewed with new tenure.

### SERVICE CHARGE

Service Charge year runs from 1st January to 31st December 2023, the Service Charge for the current finance year is £1687.33

Annual Ground Rent payable for the period 1st January to 31st December 2023 of £35.00.

### VIEWINGS

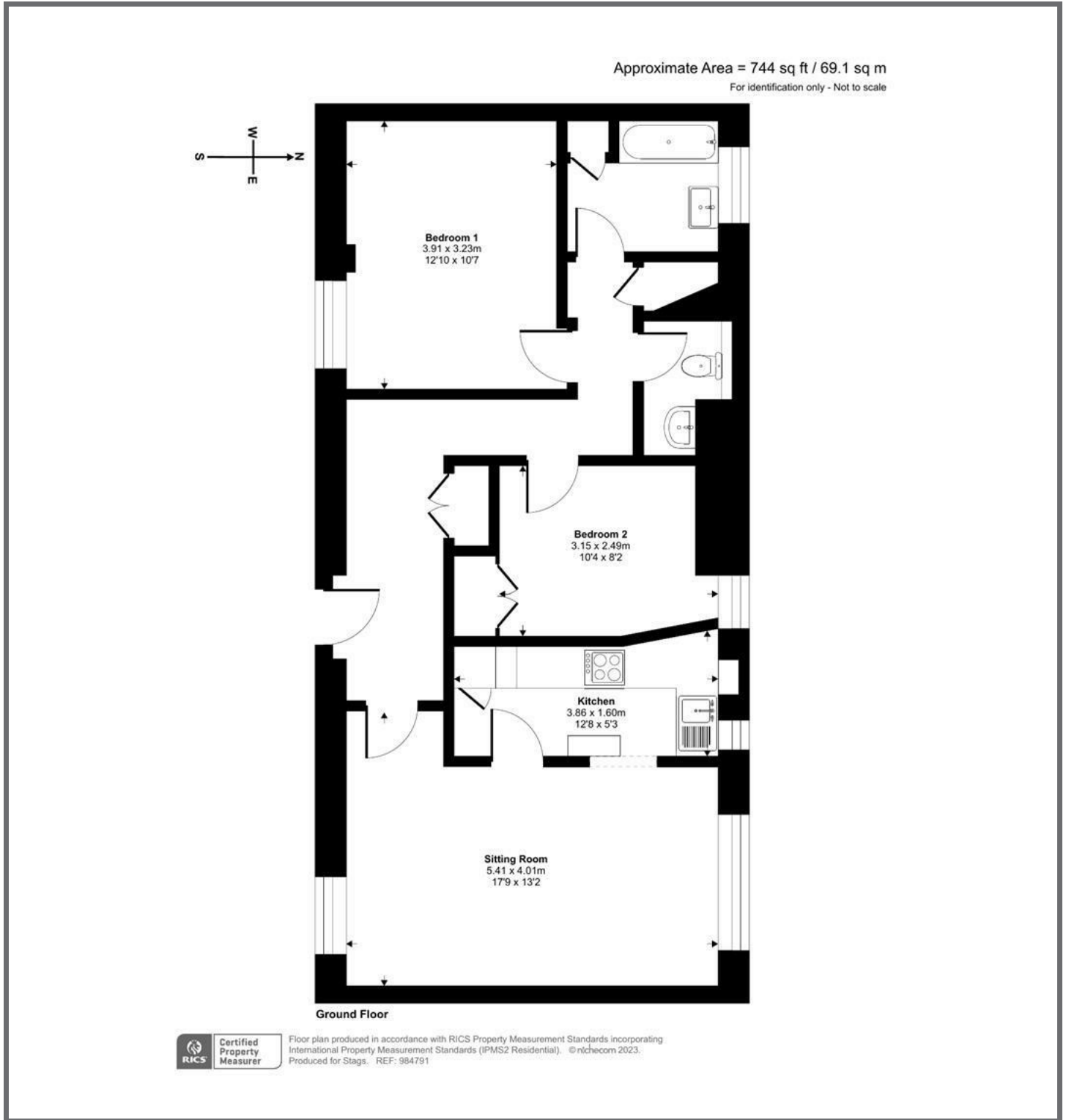
Strictly by appointment only via the agent.

### DIRECTIONS

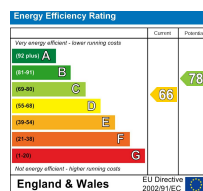
From Bolham Roundabout on the A361, take the exit towards Tiverton (A3126). Follow the A3126, right at the first roundabout and right again at the second roundabout beside Exe Valley Leisure Centre. Continue following A3126, passing Morrisons and then Heathcoat factory. Continue straight over at the mini roundabout and continue to the next roundabout. Turn Left at the roundabout onto A396 over the bridge. Turn Right at the next roundabout onto Tumbling Fields. Follow this road straight (along the level) where it becomes Collipriest Lane. Approximately 0.5 miles along the lane, Collipriest House can be seen on the left hand side, accessed via a driveway on the left. Flat 2 is located to the right hand side of the main building.

what3words: ///waddle.sand.tribal





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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