



6A Angel Hill, Tiverton, EX16 6PE
Leasehold
Asking Price £180,000
Council Tax Band - A

MODERN TOWN CENTRE LIVING

This super THREE bedroomed maisonette is set over three floors and located just off Tiverton's town centre and benefits from many character features along with being tastefully updated to bring modern contemporary luxuries. Accessed via it's own front door with stairs leading directly up to the First Floor. On this floor there is a good sized Sitting/Dining Room with large dual aspect windows and high ceiling creating a bright and airy room and giving you a sense of what the property really offers. The Kitchen is compact but very well appointed and has the wow factor with the wooden worktops, integrated appliances and an array of well thought out storage which makes the most of the space on offer. On the second floor, is the third Bedroom and main Bedroom which boasts a beautifully appointed ensuite shower room. On the third floor, is the second Bedroom and the main Shower Room which has the hotel chic feel with eye catching extra large rainfall shower. The property must be viewed to really appreciate the space and luxury this property offers.

Tiverton is a thriving Mid Devon Town offering excellent employment opportunities whilst the town offers numerous superstores including Tesco, Morrisons and Lidl. Tiverton Parkway mainline railway station is situated within a 7 mile drive with direct links to London Paddington and the Westcountry. The A361 (North Devon Link Road) linking up with the M5 from which Taunton and Exeter can be easily reached and Exeter City Airport can be reached within half an hour. Tiverton Golf Club and Football/Rugby and the leisure centres are all within easy reach.

Entrance Hallway

Upon entering the property, you are greeted into the entrance lobby with stairs leading to the First Floor

First Floor Landing

With stairs leading to the upper accommodation and doors off to

Sitting/Dining Room



This bright and airy room benefits from lovely high ceilings and a large window to the rear elevation with partial views over the river and countryside beyond. To the front elevation, a large bay window provides a view up St Peter Street. There are two radiators as well as television and telephone points.

Kitchen



The kitchen has made full use of the available space and the high ceilings help in providing plenty of storage along with integrated appliances including electric oven, hob, fridge and microwave. The character of the wooden worktop along with the inset Belfast style sink and Victorian style mixer tap keeps the modern and classic look.

Second Floor Landing

stairs to further accommodation and doors off to

Bedroom One



This spacious room benefits from a window to the front elevation with partial views over the town, radiator and doors into

Ensuite



The tasteful mix of modern and classic looks creates a sanctuary with the large walk in shower with mains thermostatic rainfall shower head, low level wc and vanity washbasin, Victorian style radiator with towel rail and tiled flooring.

Bedroom Three/Office



A window to the front elevation providing views up St Peter Street and with partial views over the town and radiator.

Third Floor Landing

With skylight and doors off to

Bedroom Two



Window to the front elevation with views over the town to countryside, radiator and storage shelves.

Shower Room



This stunning shower room really has the luxury hotel feel. The walk in shower has a large rainfall shower head set in the ceiling with a separate shower head if required, Vanity wash hand basin, low level WC, heated towel rail and window.

Lease Information



There are 980 years left on this leasehold and the building insurance is circa £150 per annum.

Services

Mains electric, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

What3words



glare.events.stump

Agents Note



VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to

contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

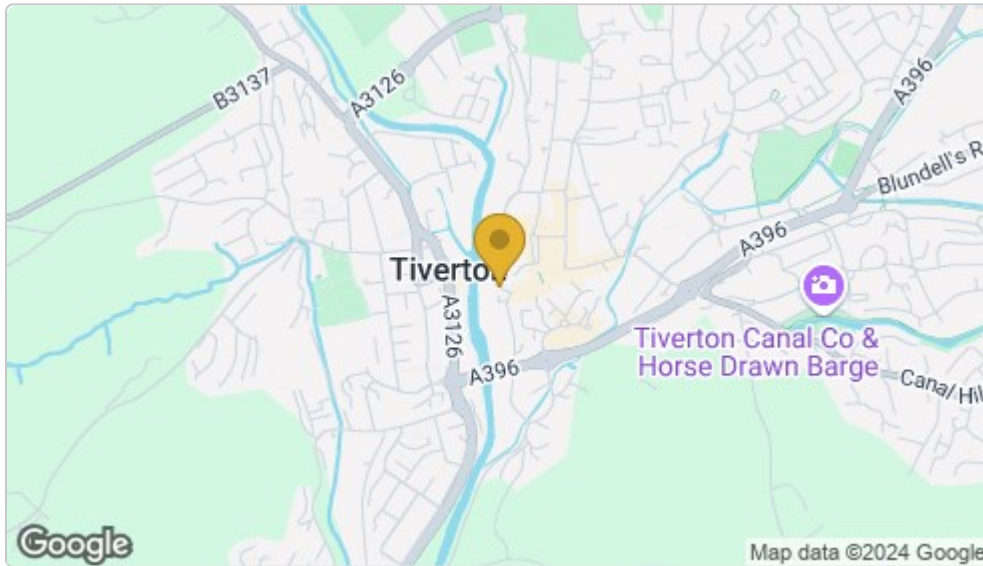
Floor Plan



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.