



46 St. Peter Street, Tiverton, Devon, EX16 6NR

Council Tax: A Freehold

Price £750,000

FANTASTIC INVESTMENT OPPORTUNITY - FOUR LARGE FLATS WITH LARGE GARDEN & 14 PARKING SPACES! Situated in the heart of Tiverton Town Centre only yards from St Peters Church and within a short walk of the town centre this magnificent grade 2 listed freehold building would make a stunning family house currently offering four large flats totaling over 5000sqft providing £32,000 per annum income with stunning communal entrance hall with spindle balustrade stairwell to all floors and a large 160ft rear garden that backs onto West Exe River.

The CARPARK situated within 50 yards from the property offers 14 parking spaces providing a further income of £6,700 per annum.

Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London Paddington within two hours and Exeter city airport can be reached within half an hour. Annual Income offers 5.13% yield return



Basement Flat

The BASEMENT FLAT offers its own entrance door, into an entrance hall that continues to lead into a large reception area currently used as a dining room/study with doors leading to a large kitchen, store room, lounge with door opening to the rear garden, two double bedrooms, bathroom and cloakroom.
EPC-C

Ground Floor Flat

The GROUND FLOOR offers an entrance door into the property from the communal entrance hall, leading into an entrance hall that continues to lead into a large reception area with doors leading to a large kitchen, large lounge, two double bedrooms and bathroom.

First Floor Flat

The bright and airy FIRST FLOOR offers an entrance door into the property from the communal first floor landing, leading into an

entrance hall that continues to lead into a large reception area with doors leading to a large kitchen, large lounge, three double bedrooms and bathroom.
EPC-D

Second Floor Flat

The bright and airy SECOND FLOOR offers an entrance door into the property from the communal first floor landing, leading into an entrance hall that continues to lead into a large reception area with doors leading to a large kitchen, large lounge, three double bedrooms and bathroom.
EPC-E

Communal Gardens

This stunning communal garden has been maintained to a high standard measuring approx. 160ft in backing onto the banks of River Exe with a gate and fencing offering mooring and fishing opportunities while enjoying the west

facing views over river exe, which is ideal for boating/canoeing and family fun.

Parking

The CARPARK situated within 50 yards from the property offers 14 parking spaces providing a further income of £6,700 per annum.

What3Words

causes.jolly.puppy

Agent Information

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

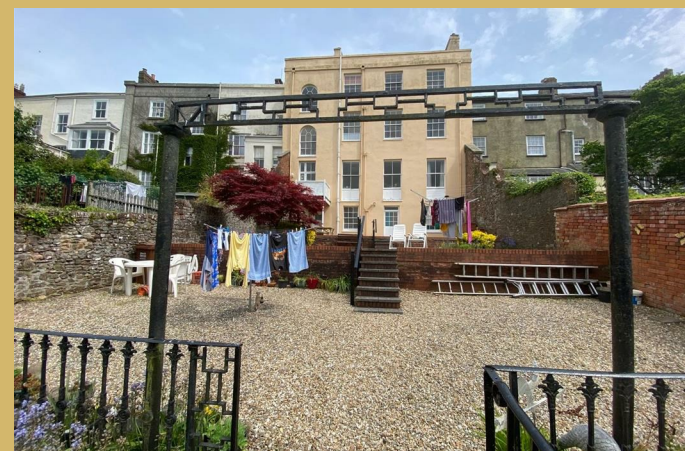


you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake 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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(81-91) A
(69-80) C			(69-80) B
(55-68) D			(55-68) C
(39-54) E			(39-54) D
(21-38) F			(21-38) E
(1-20) G			(1-20) F
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales



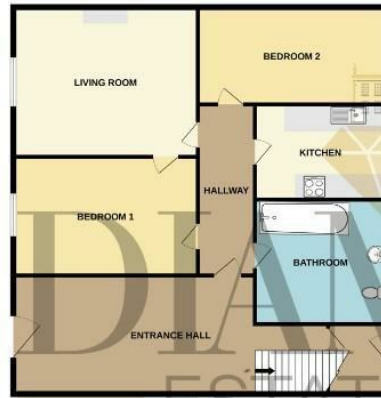
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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.



BASEMENT
1454 sq.ft. (135.1 sq.m.) approx.



GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.



1ST FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



2ND FLOOR
1398 sq.ft. (129.9 sq.m.) approx.



TOTAL FLOOR AREA : 5652 sq.ft. (525.1 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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