



39 St. Peter Street, Tiverton, EX16 6NW

Price £450,000

PORTFOLIO OF THREE APARTMENTS - 39 St Peter Street is offered for sale as a wonderful investment opportunity providing a GROUND FLOOR, FIRST FLOOR & SECOND FLOOR apartments with an impressive rear garden allocated to the ground floor apartment and a veranda on the first floor. The freehold building is situated in a desirable location within walking distance of the town centre providing an array of shopping facilities with its popular independent shops, schools, market, pubs and restaurants in the capital of Mid Devon.

The three separate properties currently offer an income of £24,000 per annum in their current condition but offers potential to be improved with further investment.

The popular GROUND FLOOR property is a spacious Three (TWO double) bedroom apartment offering an entrance hall, sitting room, family bathroom, new kitchen/breakfast room, basement and door leading out to a large 140ft enclosed rear garden.

The FIRST FLOOR property is a generous THREE/FOUR bedroom apartment with entrance hall, large sitting room, reception room/bedroom four option, kitchen, large dual aspect master bedroom, two further double bedrooms, white suite bathroom and gas central heating by radiators.

The SECOND FLOOR property is a spacious ONE bedroom apartment offering a large entrance hall, kitchen, sitting room, shower room, large bedroom, office/dressing room and gas central heating by radiators.

The COMMUNAL AREAS offer stairs to all floors with security entry phone system with the ground floor communal hallway providing post boxes and utility meters and the first floor landing providing a veranda off the landing and entry to flats B and C.

The front of the building is classed as grade 2 listed and so improvements would require sympathetic improvements in line with the guidance from the conservation department and listed building consent.

COMMUNAL ENTRANCE HALL



With post box and stairs leading to stairs

FLAT A

Entrance Hallway

Upon entering the flat you get a sense of the character of the building with the wide entrance hallway with picture rails, exposed wooden beams along with an under stair storage cupboard, night storage heater and doors off to

Living Room



with wooden sash bay window to the front elevation letting in plenty of natural light. A feature fireplace with stone hearth and mantle with gas fire inset. Television point

Bedroom Three / Study

with a obscure sash window to the side elevation. Storage cupboards, night storage heater and telephone point

Bathroom

with obscure glazed window to the rear elevation. White paneled bath with Victorian style tap with shower attachment. Pedestal wash basin. Tiled splash backs. Utility cupboard

Claokroom

with the obscure glazed window to the rear elevation. Low level WC

Kitchen/Diner

This spacious kitchen diner benefits from window to the side elevation with door leading out to the side patio area. A modern kitchen comprising of cupboards and drawers with worktop over. single drainer sink with mixer tap. Gas hob with double oven. Tiled splash backs. Matching wall mounted units, pantry style cupboard. Gas hot boiler

Inner Hallway

with door leading down to basement and doors off to

Bedroom Two

window to the side elevation. Night storage heater

Master Bedroom



with dual aspect windows to side and rear elevations. Storage heater and television point

Basement

Useful storage space extending to the front of the property

Outside



The rear garden is a real surprise providing an oasis tucked away in the town centre. From Flat A the path leads to a storage area with brick built shed. The main garden area is laid to lawn with a gravel path meandering through to the further patio area offering privacy from the other flats, with flower bed borders, storage shed and gate leading to the market car park.

FIRST FLOOR LANDING

Entrance Door leading to flat B & C with door leading out to the communal veranda space.

FLAT B

Vestibule Entrance

A spacious hall with security entry phone system, window to side aspect and doors leading to

Entrance Hall

Entrance door with stairs leading to

Sitting Room

A spacious room with french doors opening to a juliet balcony, t.v. point with doorway leading through to

Dining Room/Bedroom Four Option

A excellent addition situated off the sitting room to provide flexible accommodation as a dining room or bedroom four option if required with large window to front aspect.

Kitchen

A fitted kitchen comprising of a range of cupboards and drawers under a laminate work top with matching eye level cupboards, space and plumbing for washing machine and tumble dryer with space for free standing oven with electric hob and cooker hood above, part tiled with window to side aspect.

Bedroom One

A large double bedroom enjoying dual aspect views to the side and rear over the the garden.

Bedroom Two

A double bedroom offering a large window to side aspect

Bedroom Three

A double bedroom offering a large window to side aspect

Family Bathroom

Offering a white suite comprising a panelled bath with mixer tap and wall mounted shower hose attachment over, low level w.c., pedestal wash hand basin, airing cupboard, radiator and window to side aspect.

FLAT C

Second floor Landing

A spacious light and airy space with velux window, storage cupboard over stairs and doors leading to.

Kitchen



A fitted kitchen comprising of a range of cupboards and drawers under a laminate work top with matching eye level cupboards, space and plumbing for washing machine and tumble dryer with space for free standing oven with electric hob and cooker hood above, part tiled with storage cupboard and window to front aspect.

Lounge



A spacious room with gas fire and large window to front aspect

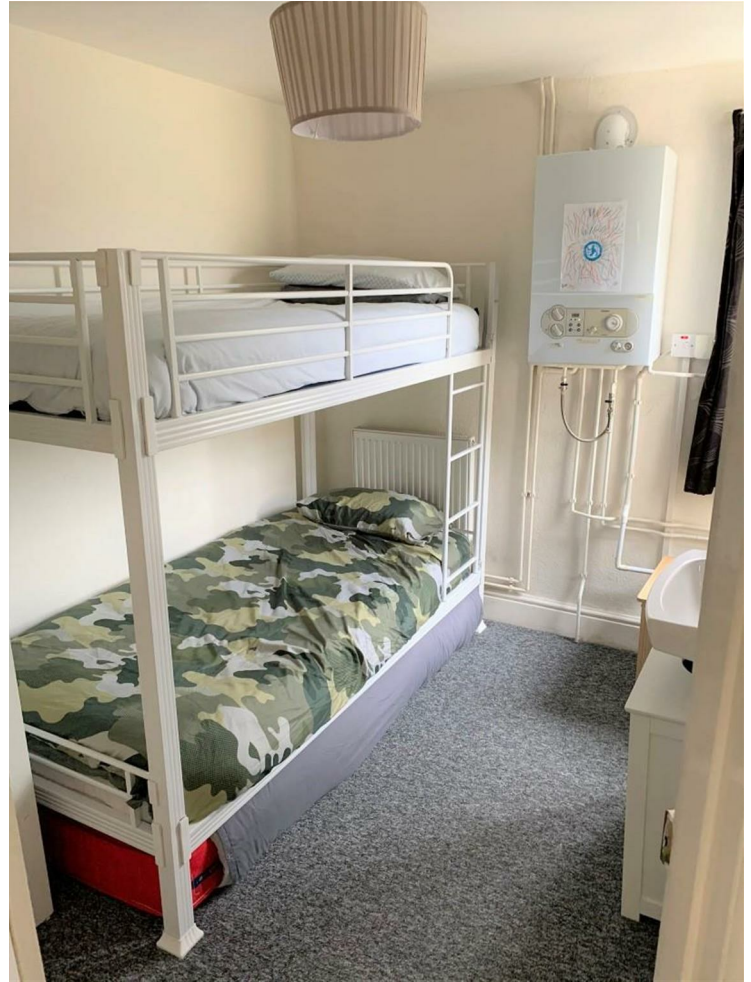
Bedroom One



A double bedroom with window to side aspect



Study/Bedroom Two Option



Additional Room with window, boiler and pedestal wash hand basin. Would make a nice office.

Shower Room

A white suite comprising an enclosed shower cubicle with electric shower with glass screen door, low level w.c. and window to rear aspect.

what3words

rare.price.statue

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 Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

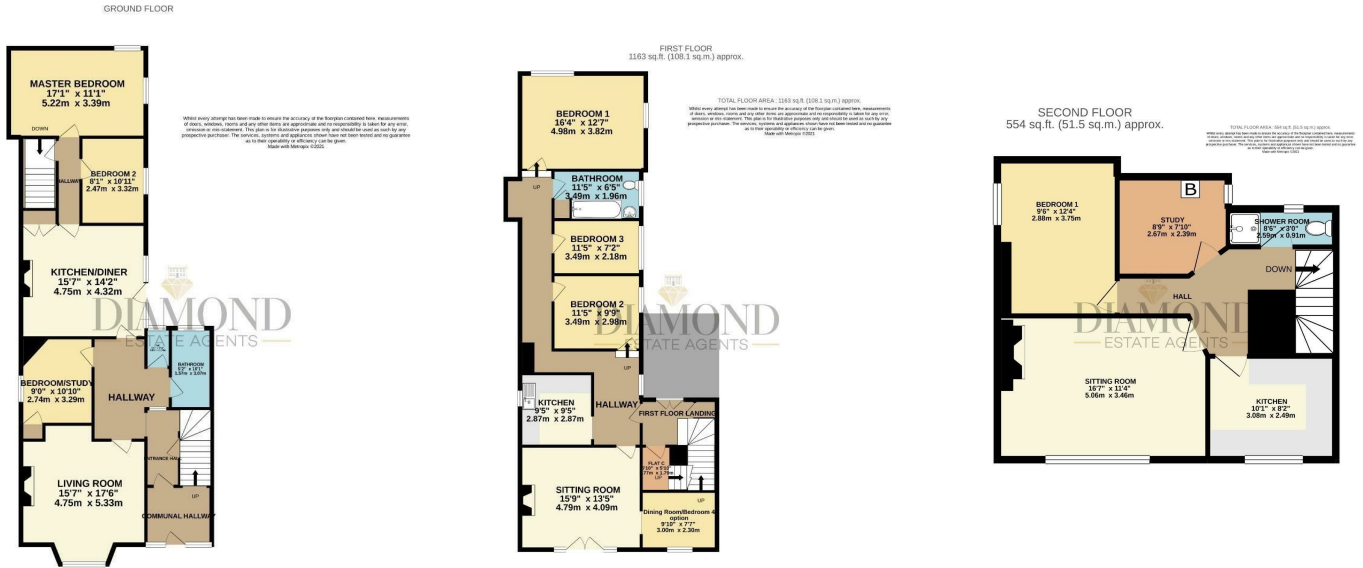
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £150 for recommending you to them. As we provide a regular supply of work, you benefit from a

competitive price on a no purchase, no fee basis.
(excluding disbursements).

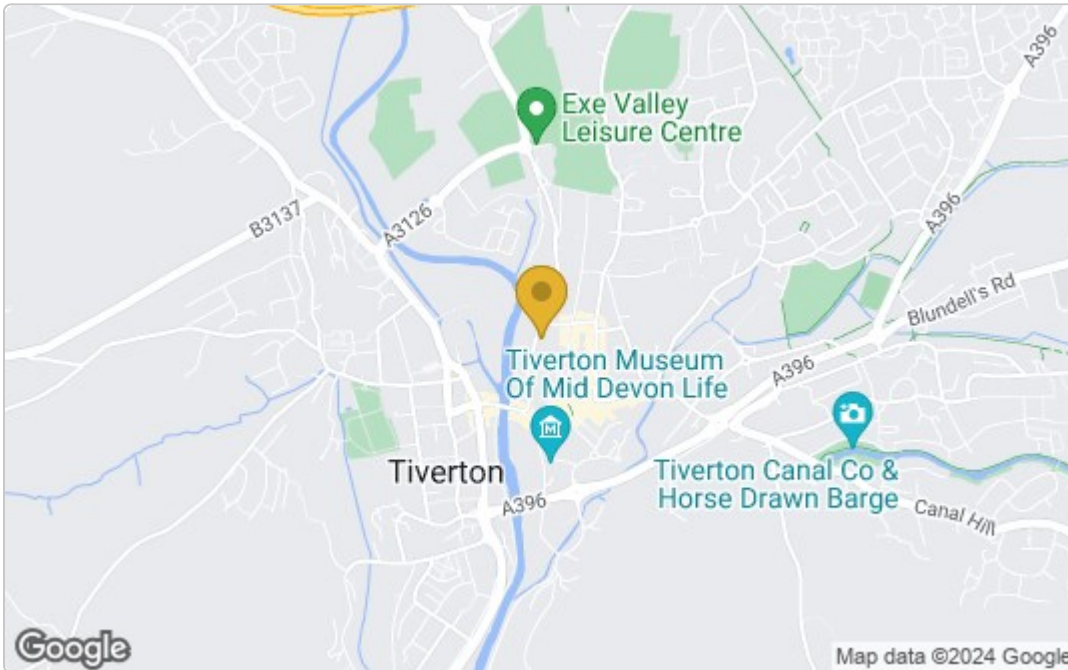
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

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



Area Map



Energy Efficiency Graph

