



32b Bampton Street, Tiverton, EX16 6AH Leasehold

Price £120,000

Situated in the heart of Tiverton on Bampton Street, this charming first-floor flat offers a delightful blend of modern living and convenience. With its prime location, residents will find themselves surrounded by a variety of shops, restaurants, and essential services that the town centre has to offer.

This generously spacious one-bedroom flat has been thoughtfully improved to a high standard, featuring a newly fitted kitchen and bathroom. Upon entering, you are welcomed by a shared entrance hall that leads to a spacious landing, enhancing the sense of space and light. The inviting entrance hall is equipped with a security entry phone, a handy storage cupboard with hot water cylinder, and a skylight that brightens the area.

The flat boasts a generously sized lounge/dining room, complete with a night storage heater, TV and telephone points, and two uPVC double-glazed windows that allow natural light to flood in. The open-plan kitchen/breakfast room is a highlight, offering ample work surface space and built-in appliances with skylight providing natural light.

The large double bedroom is complemented by a stylish en-suite bathroom, which features a P-shaped bath with a rain head shower, a pedestal wash hand basin, a chrome heated towel radiator, and elegant laminate wood flooring.

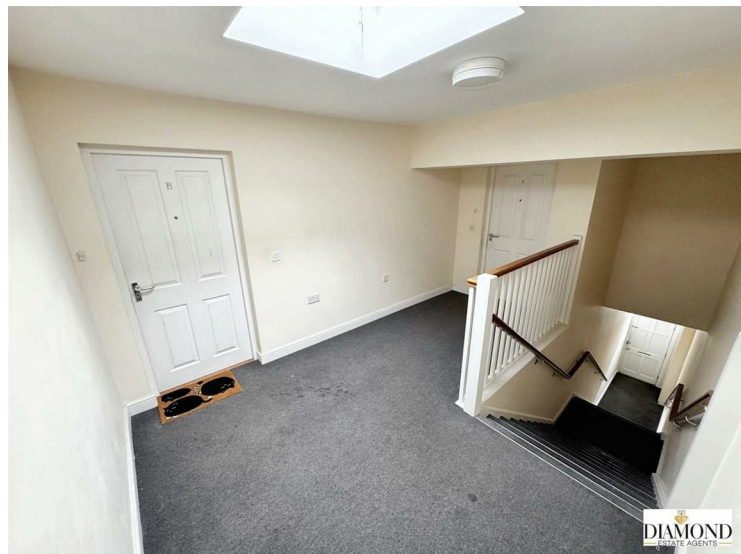
Tiverton is a highly desirable location for investment opportunities, with a potential rental income of £695 per calendar month. The flat is conveniently located within walking distance of nearby car parks, with permits available from Mid Devon District Council. The area is rich with independent shops, cafés, and well-regarded schools, making it an ideal choice for first-time buyers, investors, or anyone seeking a well-connected home in a vibrant market town.

With easy access to the M5, Tiverton Parkway Mainline Station, Exeter City Airport, and direct routes to Reading and London Paddington, this property truly offers the best of both worlds—comfort and connectivity.

Communal Entrance

Offering a secure entrance door with security entry phone system leading in to the entrance hall with stairs leading to the first floor communal landing space.

Communal Landing Space



Situated on the first floor, this well-maintained area features a spindle balustrade stairwell leading up, with a skylight allowing natural light to filter through with doors leading to the two flats.

Entrance Hallway

An inviting entrance hall, offering a night storage heater, security entry phone, consumer unit, skylight and a storage cupboard housing the hot water cylinder, providing additional storage space.

Lounge/Diner



A generously proportioned reception room with ample space for both living and dining. The room benefits from a night storage heater with a booster, t.v. and telephone point, two uPVC double-glazed windows to the side aspect over looking market walk. Open-plan access leading to the kitchen/breakfast room.

Kitchen/Breakfast Room



A well-appointed spacious kitchen that has recently been refitted offering ample work surface, comprising a wide range of cupboards and drawers under with a stainless steel one-and-a-half bowl sink unit with a mixer tap. The kitchen is complete with matching eye-level cupboards, tiled splashbacks, a built-in single oven, a four-ring Lamorna electric hob, stainless steel chimney-style cooker hood above. Further benefits include vinyl flooring, inset spotlighting, an extractor fan, and an impressive skylight allowing natural light into the kitchen and sitting room area.

Bedroom



A large double bedroom featuring a uPVC double-glazed window to the side aspect over looking market walk and an electric panel heater.

Bathroom



A recently refitted stylish white en-suite bathroom featuring a P-shaped panelled bath with a mixer tap, and shower screen with a rain head over with additional shower hose attachment, pedestal wash hand basin with a mixer tap. The suite also includes a closed-coupled low-level w.c., chrome heated towel radiator, laminate wood flooring, tiled splashbacks with a large wall-mounted mirror, extractor fan and inset spot lighting.

Services

Council Tax band A
Mains electric
Mains sewage and water
Mobile reception offers strong o2, Vodafone and Three service with mediocre EE service.
Broadband (estimated speeds):-
Standard 20 mbps
Superfast 80 mbps
Ultrafast 900 mbps

BT & Sky TV availability in the area.

Building Control records - 2020 22/6664/NAPIT - Install a replacement consumer unit

Building Control records - 2007 - 07/02713/E - New installation rewire or partial rewire

Leasehold Information

We understand there is a lease of 125 years from 29th September 2006 offering 106 years remaining with a service charge of £186.35 per quarter payable to MDDC that includes service charge and ground rent combined.

What3words

Find the property using What3Words App using ///both.influencing.horn

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.

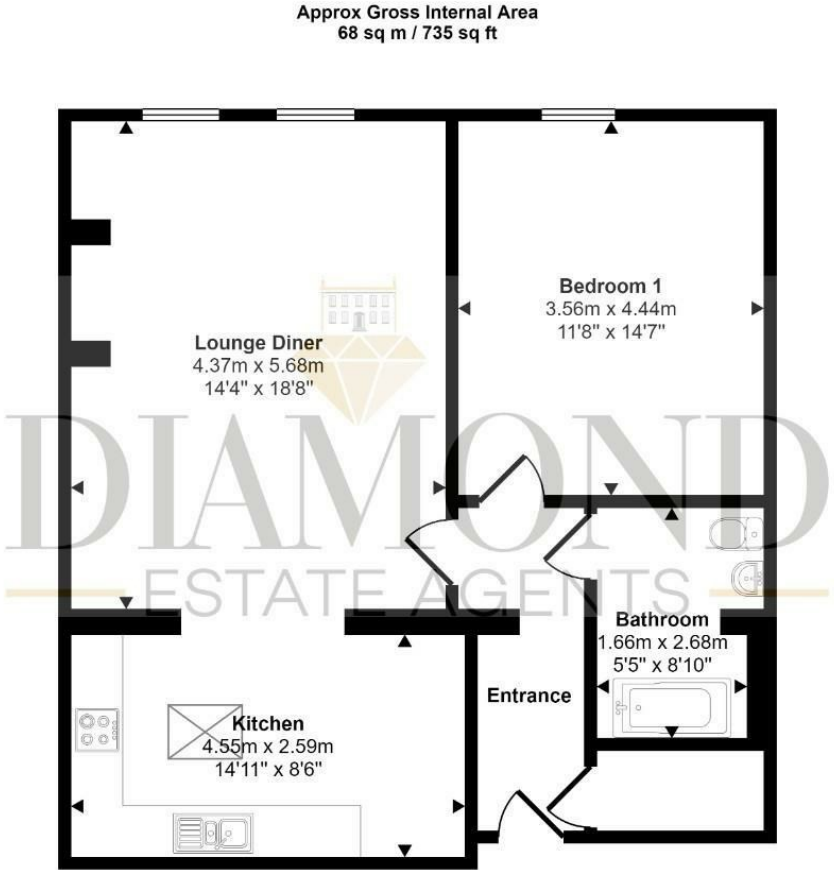
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit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

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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



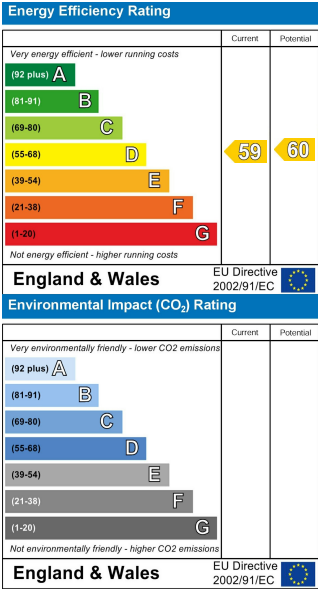
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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.