



Asking Price £125,000

seddon's



Flat 1 22 St. Peter Street, Tiverton, Devon, EX16 6NU

- Grade 2 listed period flat
- Kitchen with central island
- Ensuite shower room
- 968 Year lease
- 1 Bedroom
- Many character features
- Study/additional room
- Ideal investment or first time buy

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

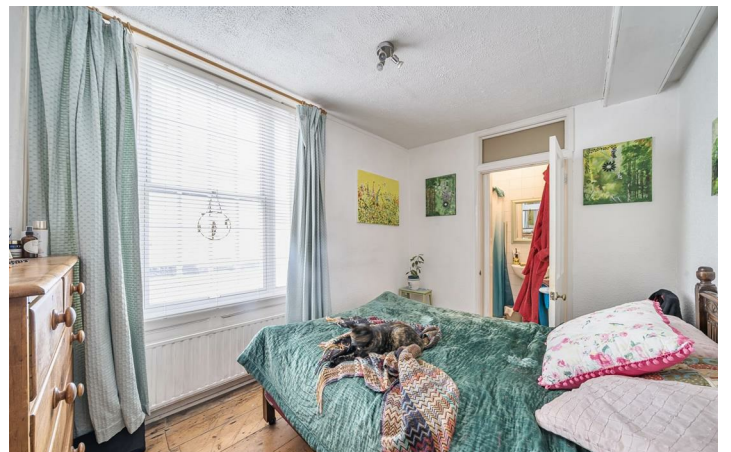


Flat 1 22 St. Peter Street, Tiverton EX16 6NU

Having a wealth of period features this one bedroom quirky individual grade 2 listed ground floor flat certainly doesn't disappoint.



Council Tax Band: A



Having a wealth of period features this quirky individual grade 2 listed ground floor flat certainly doesn't disappoint.

Available for those looking for an investment or first buy this flat really does have a huge amount of charm and character.

The kitchen has oodles of character with a central island workstation that incorporates an electric cooking hob and a period style fireplace that really reminds you of its heritage.

Steps from here lead down to a rear lobby area that incorporates a cloakroom with w/c and a door to a room that is currently in use as a temporary spare bedroom but lends itself well to a study or even a gym room.

Stairs then lead around and up to the living room which is a stunning room brimming with character, a particular feature is the fireplace which is a great focal point and also the decorative ceiling.

The bedroom is of good size and has a window to the front and also has an ensuite shower room adjoining.

The property has been updated with a new heating system in 2024 which has made a significant difference to the previous energy rating.

In all this is a wonderful opportunity to purchase a property with a bit of Tiverton history to it.

Services:

Mains electricity, gas, water and drainage.

Buildings insurance, currently £300 per year

Maintenance contribution, currently £300 per year

Tenure

Leasehold - 968 years remaining.



Directions

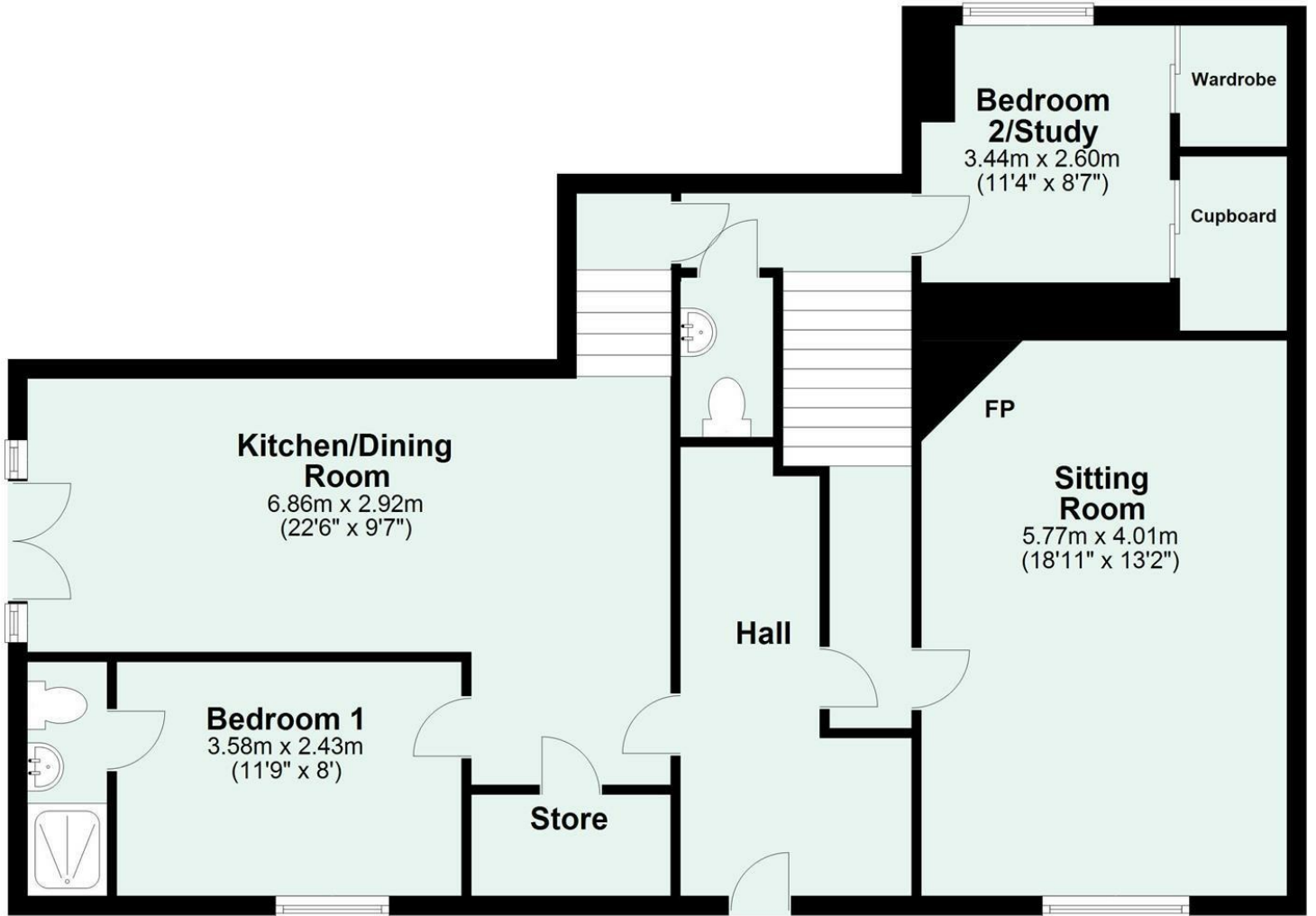
What3words - whites.liked.horns Google Maps Code - WG36+G8 DIRECTIONS TO PUBLIC PARKING What3words - search.brass.improving Google Maps Code - WG36+MWJ

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

