

Asking Price £125,000



Flat 3, 2 St. Peter Street, Tiverton, EX16 6NU

- **First Floor Apartment**
- **One Large Double Bedroom**
- **Character Features**
- **No Holiday Lets**
- **Grade II Listed**
- **No Onward Chain**
- **Town Centre Location**
- **Share of Freehold**

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

2 St. Peter Street, Tiverton EX16 6NU

An attractive one bedroom first floor apartment with a share of the freehold, forming part of an impressive Grade II listed building with spacious open plan living, character features and a pleasant outlook, just a short walk from Tiverton town centre.



Council Tax Band: A

An attractive one bedroom first floor apartment forming part of The Manse, an impressive Grade II listed building dating from the early 19th century and conveniently positioned close to Tiverton town centre.

The apartment combines the proportions and character of this historic building with a more contemporary layout, including a spacious open plan kitchen, dining and living area.

The Manse occupies a prominent position on St Peter Street, with an attractive outlook towards Angel Hill and the town beyond.

The communal entrance is particularly impressive, with a grand hallway and curved staircase rising through the building to the upper floors.

Inside the apartment, the main living space is a notable feature. The triple aspect provides plenty of natural light and a pleasant outlook, while a feature fireplace adds to the character of the room.

The fitted kitchen provides a good amount of worktop and storage space and is incorporated comfortably within the open plan arrangement, leaving ample room for both dining and sitting areas.

There is a generous double bedroom together

with a bathroom comprising a panelled bath with shower over, WC, wash hand basin and heated towel rail.

The property is within a short walk of Tiverton town centre, with its range of shops, supermarkets, leisure facilities and other amenities.

The Grand Western Canal and surrounding countryside are also readily accessible, while the M5 and Tiverton Parkway railway station provide useful transport connections further afield.

Mains electricity, water and drainage are connected, with electric heating.

Service charges and planned maintenance charges
Service charge - £200 per year (2 x £100 payments)
Maintenance reserve fund £40 pcm

Tenure
Share of freehold
Freeholder: The Manse Freehold Company Ltd

Local authority
Mid Devon District Council

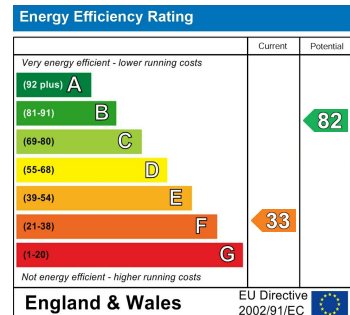
Council Tax
Band A



Directions
What3words - swim.beyond.almost

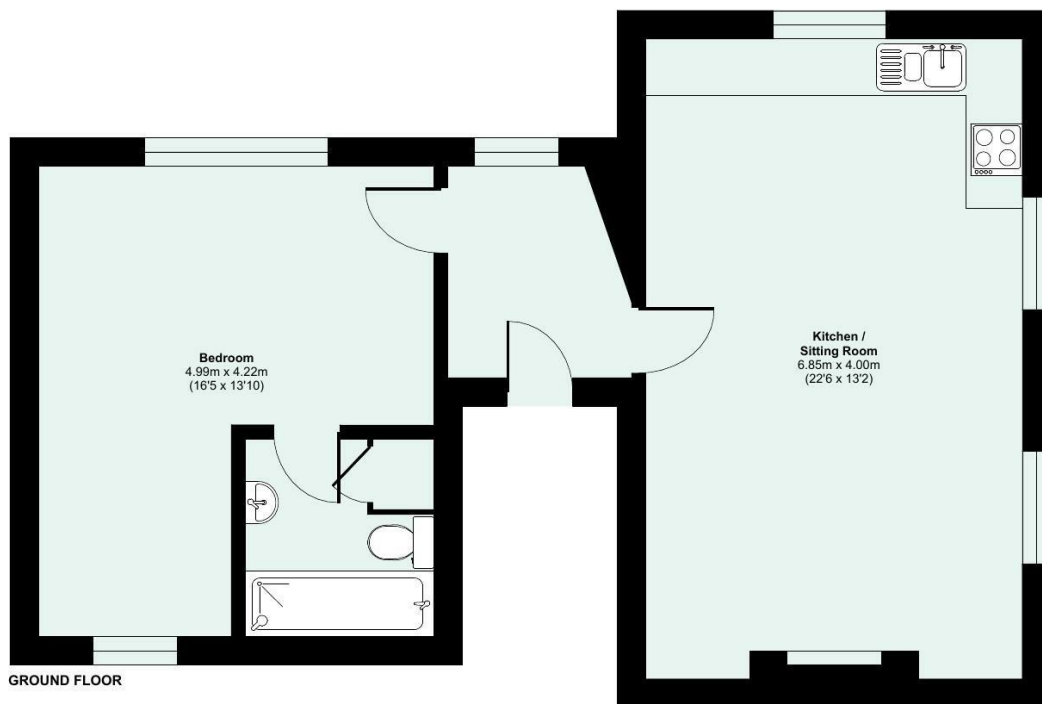
Viewings
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating: F

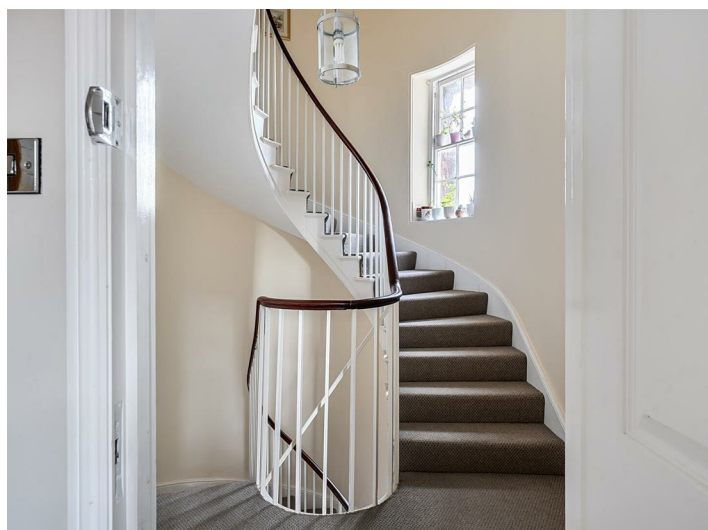
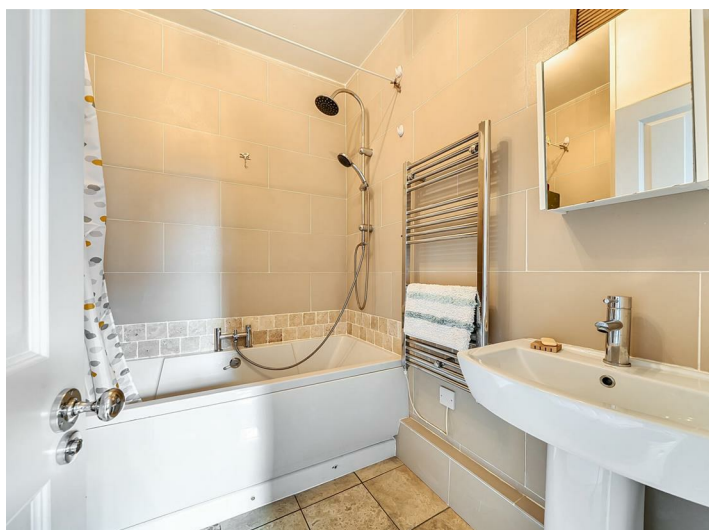




Approximate Area = 591 sq ft / 54.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seddon Estate Agents LLP. REF: 1526917



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