

Flat 7, 20 Perreyman Square, Tiverton, EX16 6GZ

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welcome to

Flat 7,20 Perreyman Square, Tiverton

Situated within the popular Perreyman Square development close to Tiverton town centre, this spacious apartment offers two double bedrooms serviced by a modern shower room. A superb open-plan living, dining, and kitchen area. With views over Tiverton. NO CHAIN.

Location

Tiverton is a popular Mid Devon market town offering an excellent range of shops, supermarkets, cafés, leisure facilities and schools, making it a convenient choice for families and professionals alike. The town is surrounded by attractive Devon countryside and is home to the picturesque Grand Western Canal, providing over 11 miles of towpath ideal for walking and cycling.
With its good local amenities, countryside close at hand and convenient location for exploring the wider Devon area, Tiverton offers an appealing balance of town and country living.

Agents Note

This property is Grade II listed. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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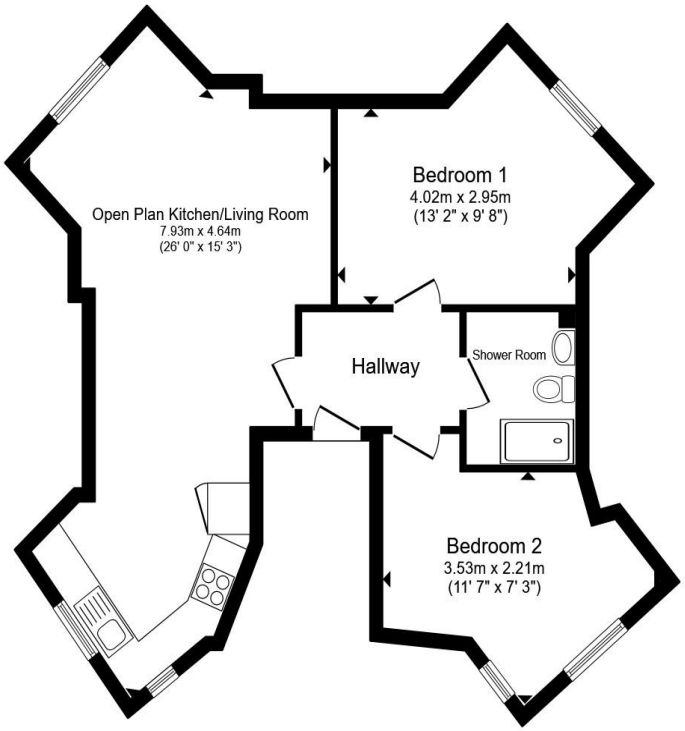
- Large Two Bedroom Flat
- Superb Open Plan Living Spaces
- Shower Room
- Two Parking Spaces
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: E
Council Tax Band: B Service Charge: 453.45
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Ground Floor

Total floor area 64.5 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
TVT106398 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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