



seddon's

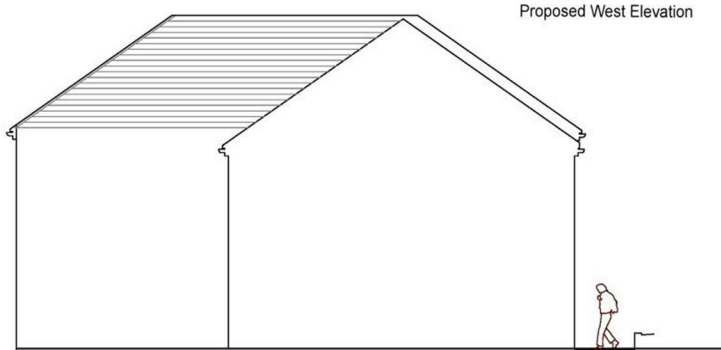
8 Fore Street, Tiverton, Devon, EX16 6LH

Do not scale from this drawing except for planning purposes
Only figured dimensions are to be used
Report any discrepancies to the Architect



Existing Houses

Proposed altered building



Proposed West Elevation

Proposed North Elevation

This drawing is copyright



Proposed East Elevation



Proposed South Elevation



round floor plan

Schedule of Accommodation
House 1 1bed 2person 58.32 sq m
House 2 1bed 2person 64.80 sq m
House 3 1 Bed 2 person 55.25 sq m
House 4 1 bed 2 person 65.15 sq m
House 5 1 bed 2 person 49.54 sq m
House 6 1 bed 2 person 63.20 sq m
House 7 1 bed 2 person 66.00 sq m
Flat 8 2 bed 3 person 68.68 sq m
Flat 9 2 bed 4 person 66.70 sq m

130 Westexe South, Tiverton, Devon, EX16 5DT

Guide Price £300,000

- Full Planning Approved
- 9 Apartments to be created
- 7 Maisonettes
- A pleasant walk along the river to the town
- Estimated GDV of £1,185,000
- Convert and Extend the Building
- Planning Reference - 22/01755/FULL
- 2 Large Flats
- Parking options nearby

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

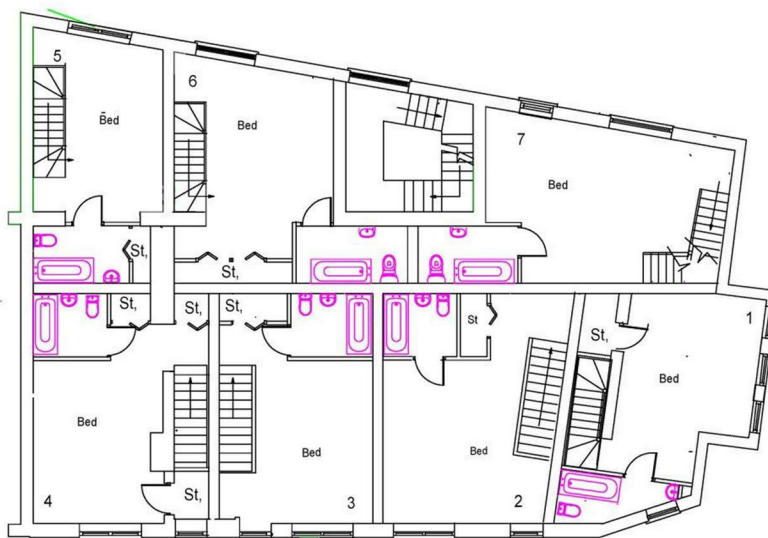


130 Westexe South, Devon EX16 5DT

DEVELOPMENT OPPORTUNITY. Full detailed planning permission for 9 residential units. MDDC
 Planning Reference: 22/01755/FULL.



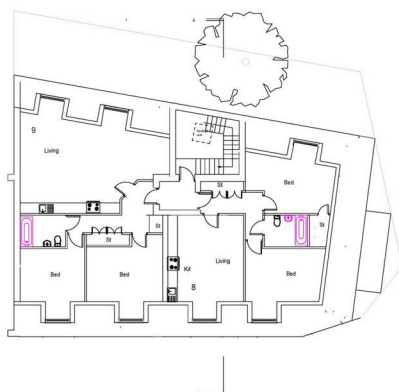
Council Tax Band: D



Schedule of Accommodation

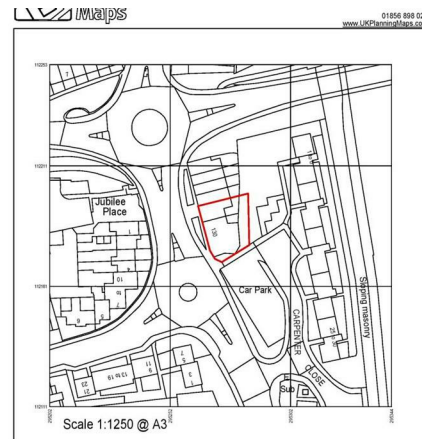
House 1	1 bed 2 person	58.32 sq m
House 2	1 bed 2 person	64.80 sq m
House 3	1 Bed 2 person	56.26 sq m
House 4	1 bed 2 person	65.18 sq m
House 5	1 bed 1 person	49.84 sq m
House 6	1 bed 2 person	60.20 sq m
House 7	1 bed 2 person	66.40 sq m
Flat 8	2 bed 3 person	68.68 sq m
Flat 9	2 bed 4 person	86.70 sq m

Proposed First Floor Plan



Schedule of Accommodation

House 1	1 bed 2 person	58.32 sq m
House 2	1 bed 2 person	64.80 sq m
House 3	1 Bed 2 person	56.26 sq m
House 4	1 bed 2 person	65.18 sq m
House 5	1 bed 1 person	49.84 sq m
House 6	1 bed 2 person	60.20 sq m
House 7	1 bed 2 person	66.40 sq m
Flat 8	2 bed 3 person	68.68 sq m
Flat 9	2 bed 4 person	86.70 sq m



Development opportunity for 9 dwellings within walking distance to the centre of Tiverton.

Total floor area 576.38 sq.mtrs / 6204.10sq.ft

Estimated GDV of £1,185,000

Tenure:
Freehold

The property is situated at the end of West Exe South and lies within a pleasant walking distance to the town centre along the bank of the River Exe.

Local Authority:
Mid Devon District Council - 01884 255255

PLANNING PERMISSION

Planning has been granted for "Conversion and extension of building to create 9 apartments" under planning reference 22/01755/FULL and granted on the 1st October 2024. Full details can be found on the Mid Devon District Councils Planning Portal.

The plans are for 9 residential units. 7 maisonettes will occupy the ground and first floors, whilst 2 large apartments will occupy the second floor.

Unit 1

1 Bedroom, 2 Person - 58.32 sq.mtrs / 627.75 sq.ft

Unit 2

1 Bedroom, 2 Person - 64.80 sq.mtrs / 697.50 sq.ft

Unit 3

1 Bedroom, 2 Person - 56.26 sq.mtrs / 605.57 sq.ft

Unit 4

1 Bedroom, 2 Person - 65.18 sq.mtrs / 701.59 sq.ft

Unit 5

1 Bedroom, 1 Person - 49.84 sq.mtrs / 536.47 sq.ft

Unit 6

1 Bedroom, 2 Person - 60.20 sq.mtrs / 647.98 sq.ft

Unit 7

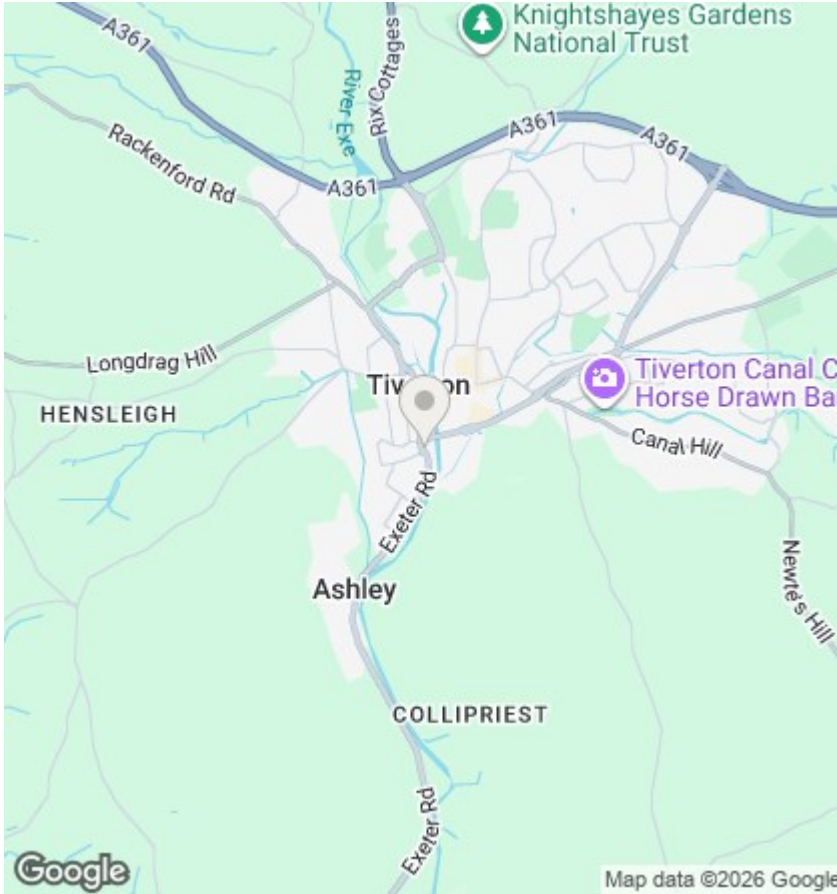
1 Bedroom, 2 Person - 66.40 sq.mtrs / 627.75 sq.ft

Unit 8

2 Bedroom, 3 Person - 68.68 sq.mtrs / 739.26 sq.ft

Unit 9

2 Bedroom, 4 Person - 86.70 sq.mtrs / 933.23 sq.ft



Directions

From the multi-storey car park (or Marks and Spencer), exit onto the main road roundabout turning right and crossing the river bridge. Turn left at the roundabout and the property will be seen on the left.

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			
(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	