



**Angel Hill, Tiverton, EX16 6PE**

**welcome to**

## **Angel Hill, Tiverton**

Lovely basement flat with two bedrooms located close to the centre of Tiverton, with a garden next to the River Exe. Also with an open plan kitchen/lounge/dining room and a shower room. Offered to the market with no onward chain.

Call Fox & Sons today to arrange a viewing of this basement flat which is offered to the market with no onward chain. The accommodation is accessed through its own private entrance; there is a spacious hallway which leads to all rooms. The open plan kitchen/lounge/dining room is light and bright with a modern fitted kitchen. There are two spacious bedrooms which are serviced by a shower room. Externally there are gardens where you can enjoy the river Exe.

**Hallway**

**Kitchen/Lounge**

**Bedroom**

**Bedroom**





### **Shower Room**

#### **Outside**

This property benefits from an area of garden.

#### **Tenure**

Leasehold 999 years from December 1982

Ground Rent approx £25 per Annum

Service Charge approx £2648 per Annum

#### **Agents Note**

Please note the building is Grade II listed and EPC exempt.



***view this property online*** [fox-and-sons.co.uk/Property/TVT106107](https://fox-and-sons.co.uk/Property/TVT106107)



welcome to

## Angel Hill, Tiverton

- Ground Two Bedroom Flat
- Open Plan Kitchen/Diner
- Share of Freehold
- NO ONWARD CHAIN

Tenure: Leasehold

EPC Rating: Exempt

Council Tax Band: A

Service Charge: 2648.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£45,000**



view this property online [fox-and-sons.co.uk/Property/TVT106107](https://fox-and-sons.co.uk/Property/TVT106107)



Property Ref:

TVT106107 - 0005

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.

  
fox & sons



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16  
6AH



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)