



**Angel Hill, Tiverton EX16 6PE**

**welcome to**

## **Angel Hill, Tiverton**

Basement flat with two bedrooms located close to the centre of Tiverton. Offered to the market with no onward chain.

**Hallway**

**Kitchen/Lounge**

**Bedroom**

**Bedroom**

**Shower Room**

**Outside**

This property benefits from an area of garden.

**Auction Details**

For sale via traditional auction at Fox & Sons  
property auctions Grand Connaught Rooms, 61-65  
Great Queen Street, LONDON, London, WC2B 5DA

**Tenure**

Leasehold 999 years from December 1982  
Ground Rent approx £50 per Annum  
Service Charge approx £2648 per Annum

**Agents Note**

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





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## Angel Hill, Tiverton

- Ground Two Bedroom Flat
- Open Plan Kitchen/Diner
- Share of Freehold
- NO ONWARD CHAIN
- For Sale via auction on 19th May

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**

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Property Ref:  
TVT106107 - 0004

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