



Bampton Street, Tiverton, EX16 6AL

welcome to

Bampton Street, Tiverton

A former house which has been converted into two self contained flats, with own entrances. These flats are being sold as sold on one title. In brief, there are two one bedroom flats, with fitted kitchens, bathrooms and one reception room. NO ONWARD CHAIN.

A former house which has been converted into two self contained flats, with own entrances. These flats are being sold as sold on one title. 96C is a first floor flat, with stairs leading to the first floor. In brief there is a fitted kitchen and family bathroom. A double bedroom and spacious lounge. This property benefits from gas central heating. 96D is a ground floor flat. Entered through an entrance porch which leads into the kitchen. This flat has lots of character with a fireplace in both the lounge and bedroom. Completing the accommodation is a bathroom. Sold as seen with NO CHAIN.

96c Flat

First floor flat.

Entrance Porch

Stairs to the entrance of the flat.

Landing

Has doors to all rooms, and features a radiator and loft access.

Kitchen

Has a double-glazed window to the rear. Features a stainless steel sink and drainer, space for a washing machine and fridge/freezer, wall & base units, a gas hob, gas boiler, spotlights, and a radiator. Also has a splashed tile back and exposed beams.

Lounge

A single-glazed window to the front. Features exposed beams, a radiator, and a telephone point.

Bedroom One

Has a double-glazed window to the side. Features a radiator and exposed beams.

Bathroom

Double-glazed window to the side. Features a WC, a wash hand basin, spotlights, a corner bath, and an extractor fan.





96d Flat

Ground floor flat.

Entrance Porch

Door through to the kitchen. Has a radiator and a gas boiler.

Kitchen

Single-glazed window to front. Features a stainless steel sink and drainer, wall and base units, a radiator, a gas hob & cooker with an extractor hood, a low ceiling, and space for a washing machine and under-counter fridge.

Lounge

Single-glazed window to front. Features wall lights, a window seat, a TV point, a radiator, exposed beams, and a fire place.

Landing

1 step to landing.



Bathroom

Double-glazed window to the side. Features a WC, a wash hand basin, a bath, an extractor fan, a radiator, and exposed beams.

Bedroom One

Double-glazed windows to side. Features a radiator, exposed beams, wall lights, and a fireplace.

Agents Note

A former house which has been converted into two self contained flats, with own entrances. These flats are being sold as sold on one title. There are EPCs available for both flats which can be viewed on the EPC register; both properties are a C rating.

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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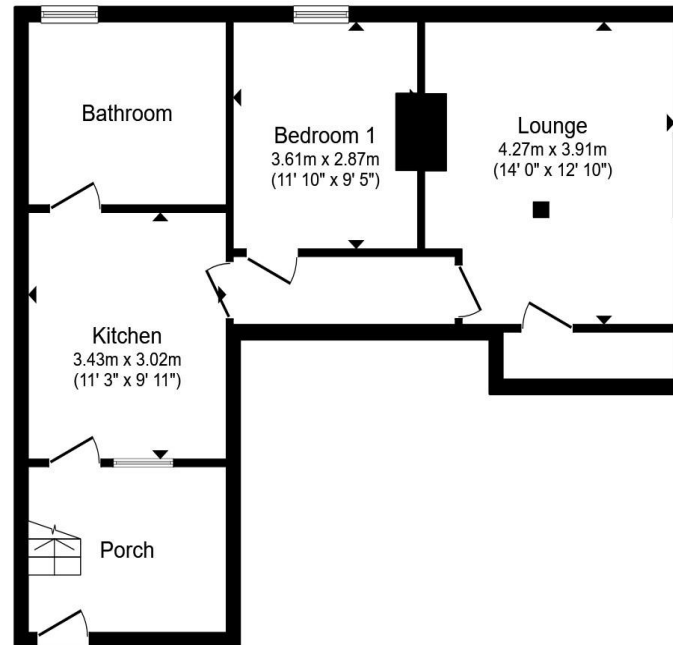
- Two One Bedroom Flats
- Separate Entrances
- Investment Opportunity
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold

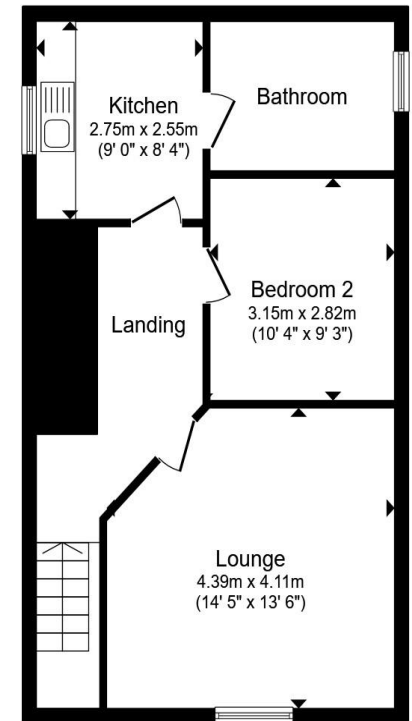
EPC Rating: C

Council Tax Band: A

£130,000



Ground Floor



First Floor

Total floor area 108.5 m² (1,168 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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Property Ref:
TVT106128 - 0006

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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01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk