



13b Fore Street

Tiverton

Spacious two-bedroom maisonette in central Tiverton. Open plan living, stunning Exe Valley views, modern kitchen, two bathrooms, secure entry, bike storage, and nearby parking options.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented two double bedroom maisonette
- One of just three apartments within a secure building
- Peaceful town centre position tucked away from the main street
- Stunning south-facing views across the Exe Valley
- Spacious open plan living, dining and kitchen area
- Modern fitted kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Private utility room
- Secure communal entrance with bike storage



NO ONWARD CHAIN.

Tucked away in a peaceful position just off Fore Street, this beautifully presented two double bedroom maisonette offers the perfect combination of town centre convenience and surprisingly tranquil surroundings. Occupying one of just three apartments within a secure, well-maintained building, the property enjoys breathtaking south-facing views across the Exe Valley while remaining just moments from Tiverton's excellent range of shops, cafés, restaurants and local amenities.

Offering spacious and versatile accommodation arranged over two floors, this impressive home would make an ideal first-time purchase, investment property (rent approx £875 pcm) or lock-up-and-leave home.

The property is accessed via a secure communal entrance with keypad entry, leading into a communal hallway with individual post boxes and a useful bike storage area. A private utility room, complete with plumbing for a washing machine, provides valuable additional storage before entering the apartment itself.

Inside, the welcoming entrance hall immediately creates a sense of space, with stairs rising to the upper floor and doors leading to the principal accommodation. The heart of the home is the superb open plan living space, combining the lounge, dining area and contemporary fitted kitchen. A large picture window frames the stunning panoramic views across the Exe Valley, flooding the room with natural light throughout the day thanks to its desirable south-facing aspect.

The modern kitchen is fitted with an excellent range of base and wall units with complementary work surfaces and integrated appliances including an electric oven, hob with extractor hood, slimline dishwasher and fridge/freezer, creating a stylish and practical entertaining space.

The main floor also offers a generous double bedroom enjoying lovely views, together with a modern family bathroom fitted with a white suite comprising a panelled bath with shower over, WC and wash hand basin.

Stairs rise to the upper floor where the impressive principal bedroom occupies the top level of the maisonette. Currently utilised as an additional sitting room by the current owners, this versatile space features a Velux window, excellent storage and its own en-suite shower room, creating a superb principal suite or guest accommodation. Off the en-suite is a large standing height eaves storage area.

Outside

The apartment forms part of an exclusive development of just three properties, accessed via a secure entrance, creating a safe and private environment in the heart of the town.



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Whilst the property does not include allocated parking, a number of nearby parking options are available, including nearby on road parking, permit parking through Mid Devon District Council and privately rented parking spaces available from local landlords, providing flexible solutions for residents.

The property is leasehold with approximately **105 years remaining** on the lease. The current service charge is approximately **£40 per month**, with a ground rent of approximately **£60 per annum**.

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

HELP WITH YOUR MORTGAGE?

At Diamond Estate Agents, we're proud to work alongside the award-winning Mortgage Quarter. Charlie is in branch to guide you through every stage of the home-buying journey, keeping things straightforward and stress-free. With expertise in affordability and budgeting, Charlie searches the entire market to help you secure the mortgage that truly fits your circumstances. We offer a free, no-upfront-cost chat to explore your options and see how we can help and support you with your home buying goals.

Situated just off Fore Street, the apartment enjoys the best of both worlds. Its tucked-away position offers peace and privacy away from the bustle of the high street, while still being within a short walk of Tiverton's wide range of independent shops, supermarkets, cafés, schools and leisure facilities. Tiverton continues to be one of Mid Devon's most sought-after market towns, offering excellent transport links via the nearby A361 North Devon Link Road, Junction 27 of the M5 motorway and Tiverton Parkway railway station, providing regular services to London Paddington in around two hours. Exeter, Taunton and Exeter International Airport are all easily accessible.



PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to THE MORTGAGE QUARTER Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Diamond Estate Agents

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