



**Tamara Court**

26 Gold Street | Tiverton | Devon | EX16 6PY



A very smart town centre development of 6 apartments, a shop unit, and a building plot with full planning granted for a terrace of 3 spacious two-bedroom houses.

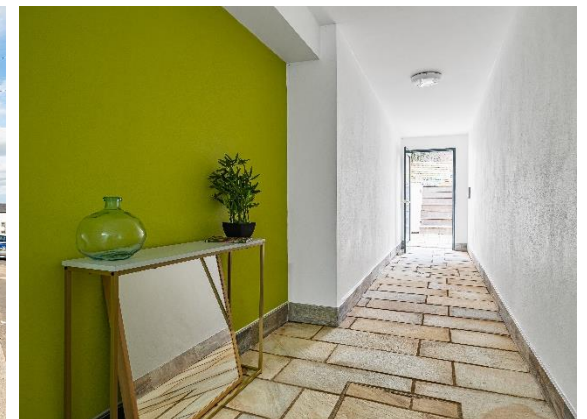
- 6 Apartments
- 1 Commercial Shop unit
- Building plot for terrace of 3 two bed houses
- 10 Year BuildSafe Warranty
- Central location
- High specification finish
- Investment opportunity
- Great rental income

## Guide Price

£950,000

Tiverton **01884 253500**

[tiverton@seddons.com](mailto:tiverton@seddons.com)





## The Property

An exceptionally smart development of well-appointed apartments, a shop unit and full planning to build three houses, each offering two bedrooms.

This is an excellent opportunity to secure a superb investment which when complete could generate a rental income of over £80,000 p.a. The existing development is estimated to create an income of approximately £53,000 p.a.

Situated in the centre of the town, Gold Street is often referred to as Tiverton's "cafe quarter", offering an individual and boutique shopping experience.

The development has been completed by the well regarded "Challenges Properties Ltd" who have a reputation for high quality and attention to detail.

The build of Tamara Court has been carefully considered, time being taken to select the right eco-friendly materials and construction techniques resulting in a thermally efficient building throughout.

The development consists of a variety of apartment sizes ranging from ground floor studios with courtyard spaces, one and two bedroom apartments, and a characterful loft apartment with vaulted ceilings.

The shop unit is triple glazed, measures 52m<sup>2</sup> and is situated in an excellent trading area.

To the rear of the building, there is further potential to build a terrace of three houses, each offering two bedrooms and measuring approximately 80 sq. mtrs each.

Each of the six apartments have been fitted with Howden kitchen units with marble effect worktops, with integrated LED lighting in the wall and base units. 'Lamona' ovens and hobs are included

with the kitchens, and space provided for fridge freezers. The studios offer shower rooms, whilst the larger apartments offer fitted bathrooms with showers above the baths, the fitted mirrors with integrated LED lighting. The bathrooms are all supplied by Victoria Plumb.

A video and voice-controlled secure entrance makes life easy when accepting guests, and all communal areas are well lit and heated.

The historic town of Tiverton has plenty to offer and is very well placed for excellent transport links, with a mainline train station at Tiverton Parkway alongside Junction 27 of the M5 motorway. Exeter is found further south, with an international and internal Airport.

### Build Warranty

Sold with a 10 year 'BuildSafe' building warranty. Further information can be supplied upon request.

### Potential Rental Income

Please enquire with our Lettings department.

### Services

Mains electricity, water, and drainage.

Each of the apartments benefit from their own electric powered boilers (Storm-E) providing hot water and central heating (wet system).

### Tenure

Freehold

### Council Tax and Business Rates

TBC

### Local Authority

Mid Devon District Council - 01884 255255

### Planning reference

20/1802/FULL





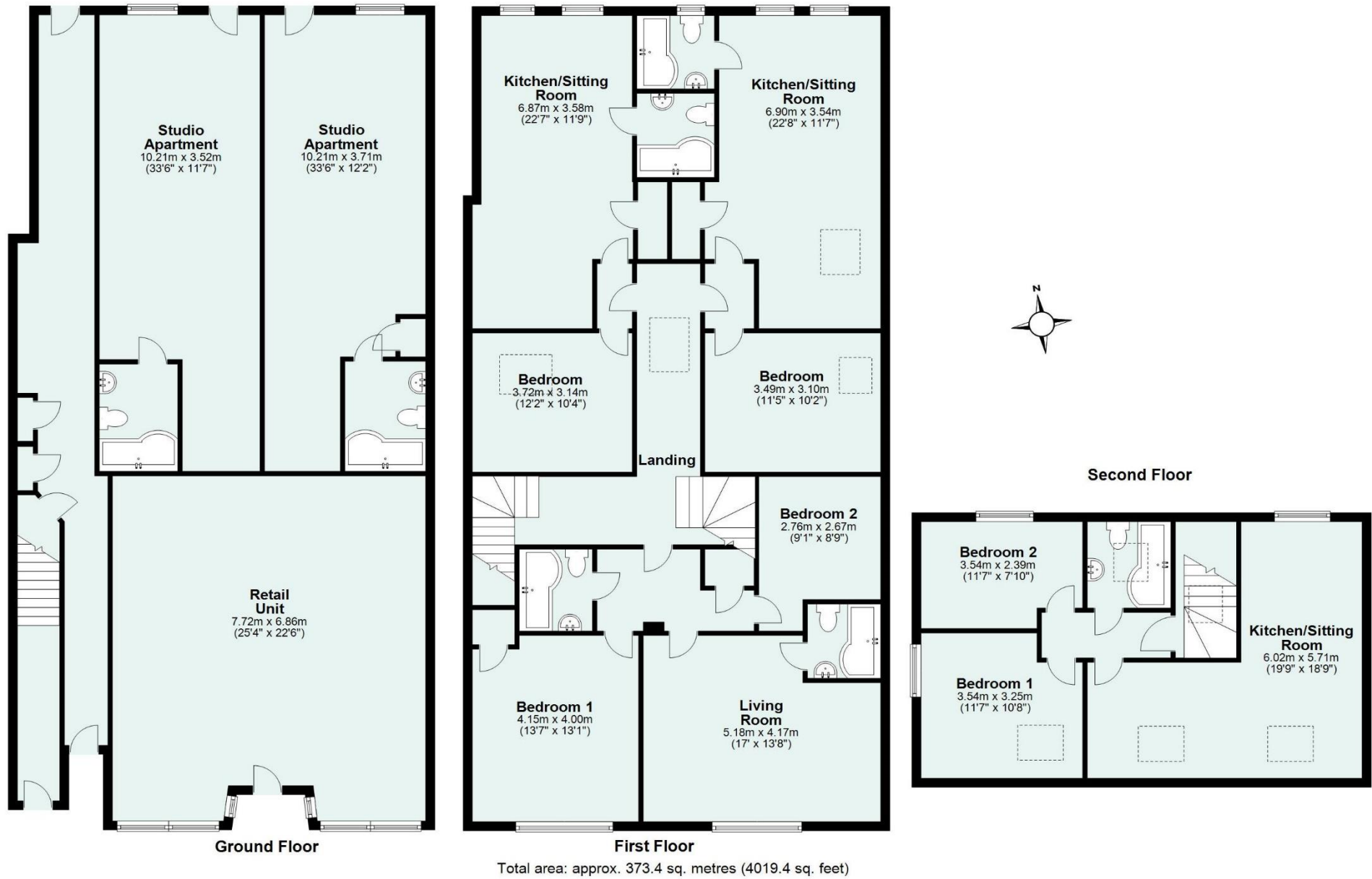
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