

**Flat 7A, Westexe South**  
Tiverton, Devon, EX16 5DQ

**£149,950**  
Asking Price



2



1



1

**EPC C**





- No Onward Chain
- Close to the town centre
- Excellent condition
- Very reasonable management charges
- Kitchen
- Sitting room
- 2 bedrooms
- Bathroom
- External store
- Potential rental income - £750 pcm



**Would you like to have a look?**

**Contact our Tiverton office**

**01884 253500**

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

# A well-presented two-bedroom maisonette within a short walk of the town centre of Tiverton.

## The Property

This is a well presented two-bedroom maisonette located in West Exe South, just a short walk from the centre of Tiverton.

The property offers just shy of 670 sq. feet of accommodation, and with an Energy Rating of 'C', this will be an efficient home to run.

There is also a handy external store, great for bins and / or a bicycle as well as residents parking.

This would make an excellent investment opportunity with a potential rental income of £750 pcm., which would give a gross yield of 5.6%.

## Tenure - Leasehold

125 years from 6th February 1995

The property is leasehold and has just over 95 years remaining on the lease and as the freeholder is the local authority, service and maintenance charges are very reasonable. In 2020, they were £308.85; 2021 - £130.16; 2022 - £142.96; 2023 - £72.58, and ground rent is £10 per year.

## Utilities

Mains electricity, gas, water, and drainage.

A new boiler was fitted in July 2020 and has been serviced annually.

## Council Tax

Band A

## Directions

From the town centre, head towards the Town Hall, passing our office on the right and proceed down Angel Hill crossing the river Exe. At the bottom of the hill turn left, and the cross the road at the pedestrian crossing. Head straight through the archway in front of you where you will find steps leading up to the front door.

From the bus station, head out to the Great Western Way, turning right at the roundabout and crossing the river Exe. Turn right at the next roundabout and head up Westexe South towards the town. The property will be found at the end of this road on the left.

## The Town

Nestled in the Mid Devon countryside, Tiverton is the largest market town in Mid Devon and is steeped in history and heritage. It got its name Twyfordton or the town of two rivers as the rivers Exe & Lowman run right through it. There are two castles in the parish, historic houses, and churches, and can boast one of the last horse-drawn barges still operates on the Grand Western Canal, which this year is celebrating its 50th birthday.


The town itself has a mix of many wonderful eclectic independent shops and businesses and has regular market days at the Pannier Market where there are also many special market days and evening events. You will find cosy cafes and friendly restaurants to rest at and enjoy too.

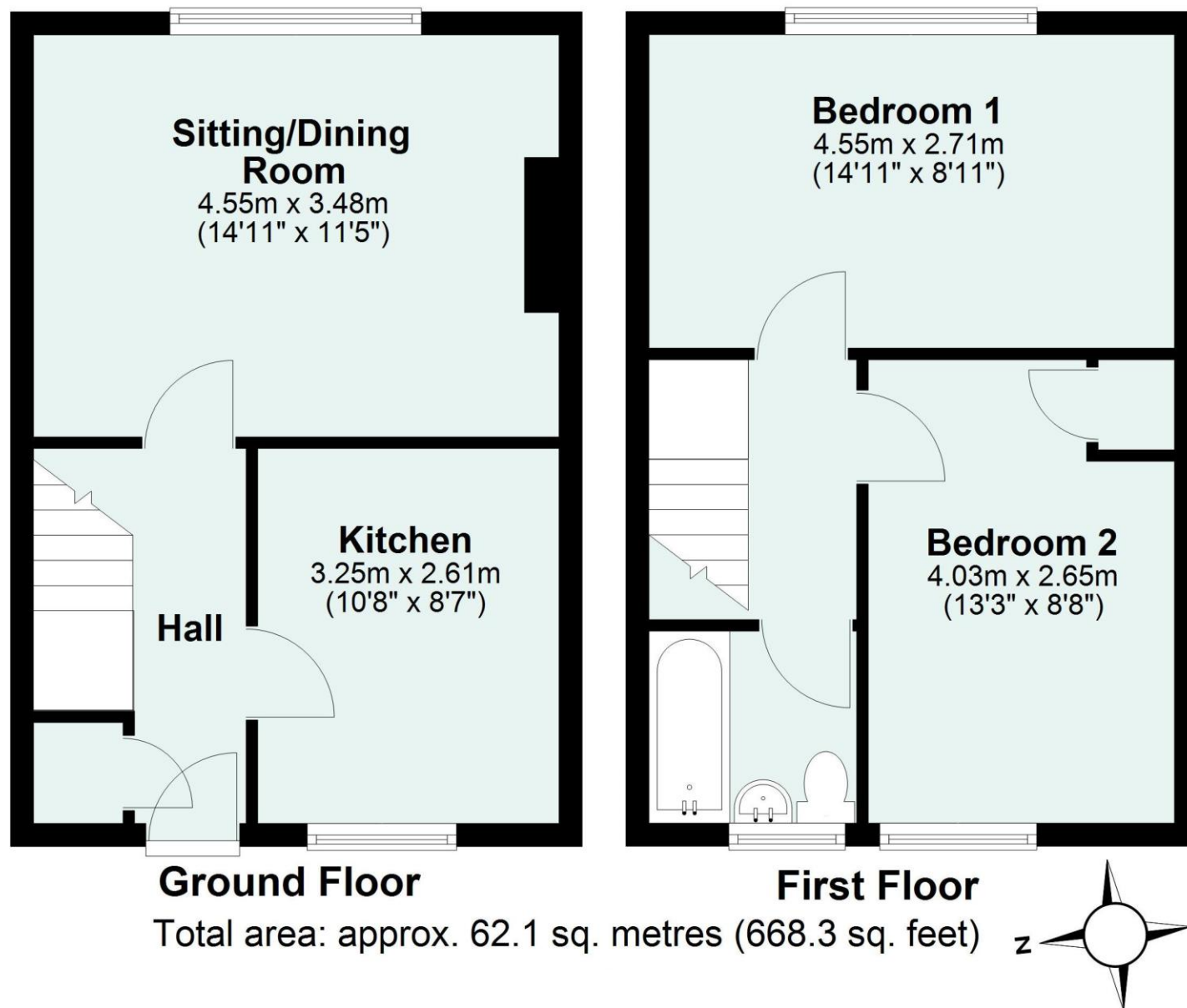
Tiverton is surrounded by lovely Devon hills, often the subject of local artists, yet has excellent transport links to the city of Exeter, county town of Taunton & the North & South Devon coasts. Should you wish to stay overnight or longer there are three hotels & several Bed and Breakfast's to choose from.

There are good walking routes in and around Tiverton with the popular Bickleigh Mill being listed in the Good Dog Guide.

Tiverton tops many lists of the best places to live with some guides describing it as "the ideal place to live for a quieter life". With something for everyone Tiverton understandably is a very popular choice when relocating to the South West.

## Energy Performance Certificate (EPC)

| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92+)                                       | A |                         |   |
| (81-91)                                     | B |                         |   |
| (69-80)                                     | C | 74                      | 75  |
| (55-68)                                     | D |                         |   |
| (39-54)                                     | E |                         |   |
| (21-38)                                     | F |                         |   |
| (1-20)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |



## Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

## Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.