

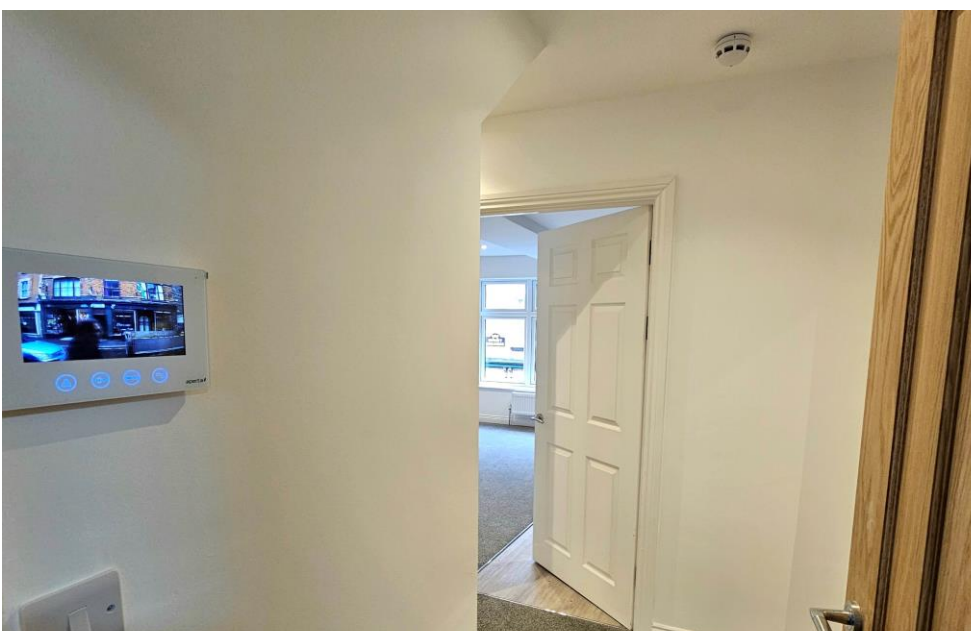
# 2 Tamara Court

26 Gold Street, Tiverton, EX16 6PY

**£157,500**  
Guide Price



**EPC C**





- First floor 2-bedroom apartment
- 2 bathrooms
- 10 Year BuildSafe Warranty
- Central location
- High specification finish
- Video door entry system
- Investment opportunity
- Potential rental income £675pcm



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

**Contact our Tiverton office**

**01884 253500**

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

## A first floor 2-bedroom, 2-bathroom apartment located just off the town centre.



### The Property

This first floor apartment overlooking Gold Street is the largest of them all, offering an open plan living area, 2 bedrooms, and 2 bathrooms. The property has been very well finished and there are even 2 heating zones for adaptable temperature control.

Situated in the centre of the town, Gold Street is often referred to as Tiverton "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.

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

Each property will be sold with a 10 year 'BuildSafe' building warranty. Further information can be supplied upon request.

### Tenure

If purchased individually each property will be held on a 999 year lease. On completion of the final sale, the freehold will be transferred to the residents.

### Utilities

Mains electricity, water and drainage. Electric boiler (Storm-E) providing hot water and central heating (wet system).

### Council Tax

Band TBC

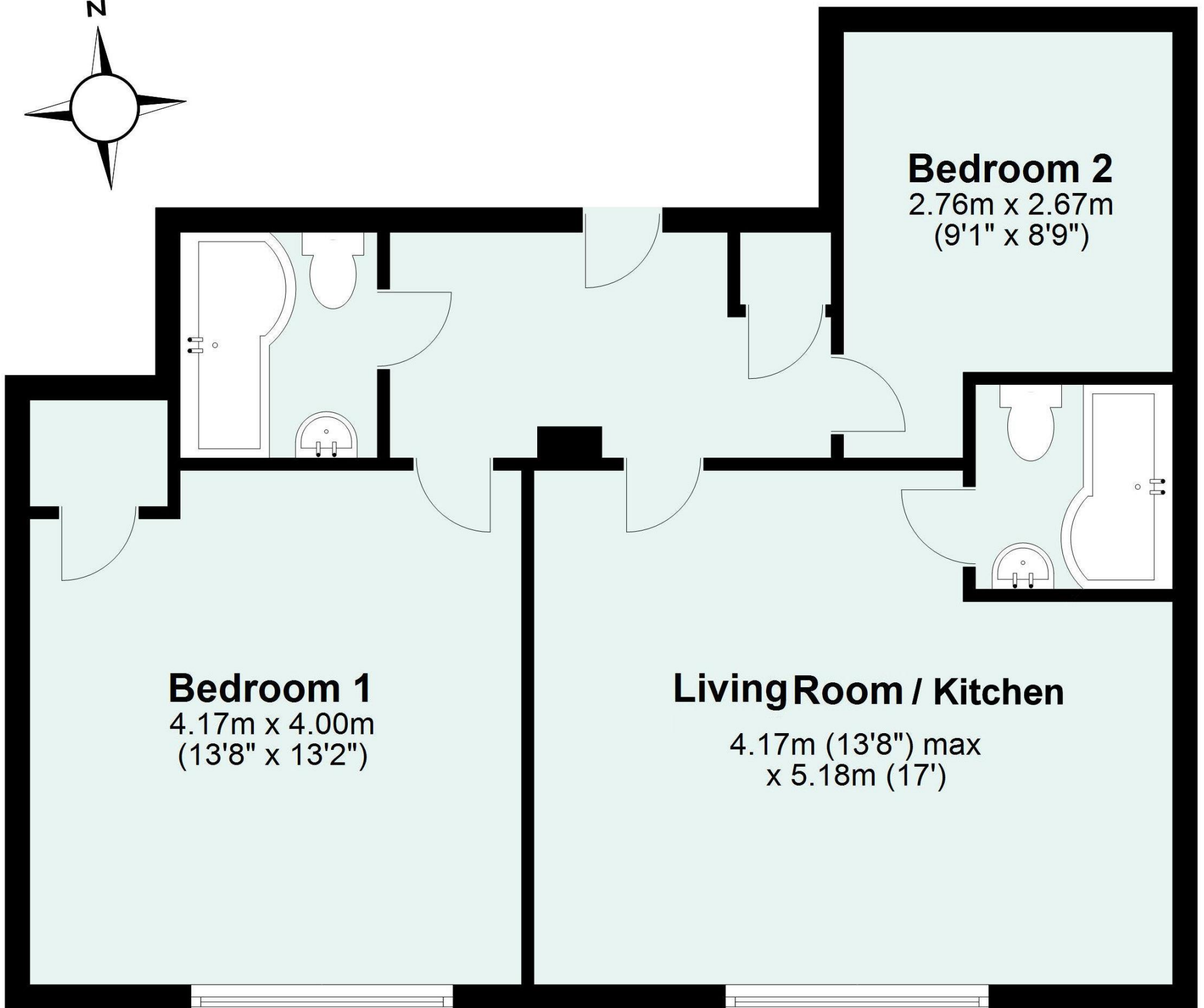
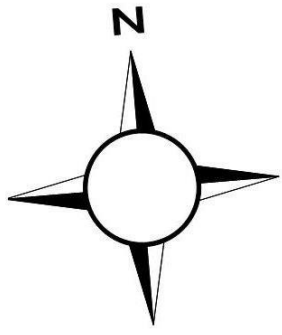
### Directions

From the town centre, with Banburys department store to your right, head East into Gold Street. Tamara Court will be found halfway down on the left.

### Energy Performance Certificate (EPC)

TBC

2, Tamara Court, 26 Gold Street, Tiverton, Devon, EX16 6PY



Total area: approx. 60.2 sq. metres (647.7 sq. feet)

## 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.