

Flat 3, 19 St. Peter Street
Tiverton, Devon, EX16 6NW

£122,000
Guide Price



 2  1  1 **EPC D**





- Part of an impressive house
- Spacious accommodation
- Close to town centre
- Entrance hall
- Large living dining room
- 2 double bedrooms
- Bathroom
- Large attic space
- Potential rental income £825 per calendar month



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

This deceptively spacious second floor apartment is set within an impressive Grade II listed house close to the town centre.



The Property

This is a deceptively spacious apartment set within an impressive Grade II listed house close to the town centre.

The generous accommodation offers a spacious entrance hall with doors leading to all rooms. The living/ dining room is a fantastic size and enjoys plenty of the afternoon and evening sunlight. In the kitchen there is plenty of cupboard and worktop space. The two double bedrooms and the bathroom are all generous in size. On the first floor the attic has been converted into three separate rooms which are currently being used as a workshop/ studio.

Tiverton is an ancient bustling market town that is home to Tiverton Pannier Market (open five days a week), delightful independent coffee shops, boutiques, an art gallery and deli's as well as some lovely restaurants. It is also home to The Grand Western Canal with its horse drawn barge - which has just celebrated its 50th Birthday, tea rooms and Ducks Ditty Bar.

Tenure: Leasehold
 999 years from 1st December 1983
 £5 peppercorn ground rent. Contribution towards building insurance – last payment of approximately £700.
 Contribution towards repairs on an ad hoc basis.

Local Authority:
 Mid Devon District Council - 01884 255255

Utilities

Mains gas, electricity, water and drainage.

Council Tax

Band A

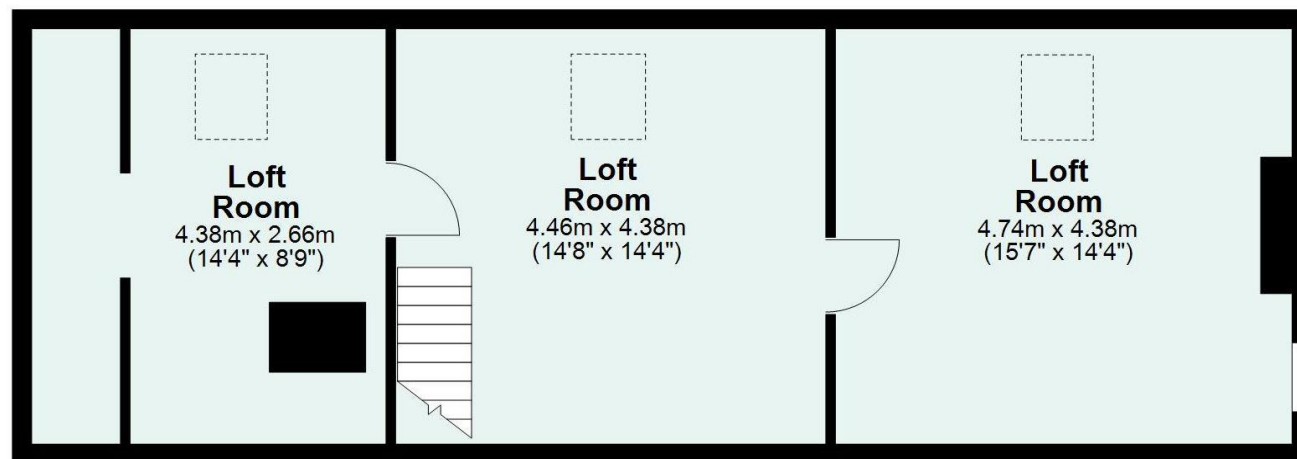
Directions

On foot from our office turn right and proceed right, round the corner into St. Peter Street. After approximately 200 yards, after the Methodist Church on the right, turn right into a lane/ alleyway which leads to some car parks. The stairs to the flat are approached through a wooden gate on the left, proceed through this gate and the stairs leading up to No. 3 will be found on the left.

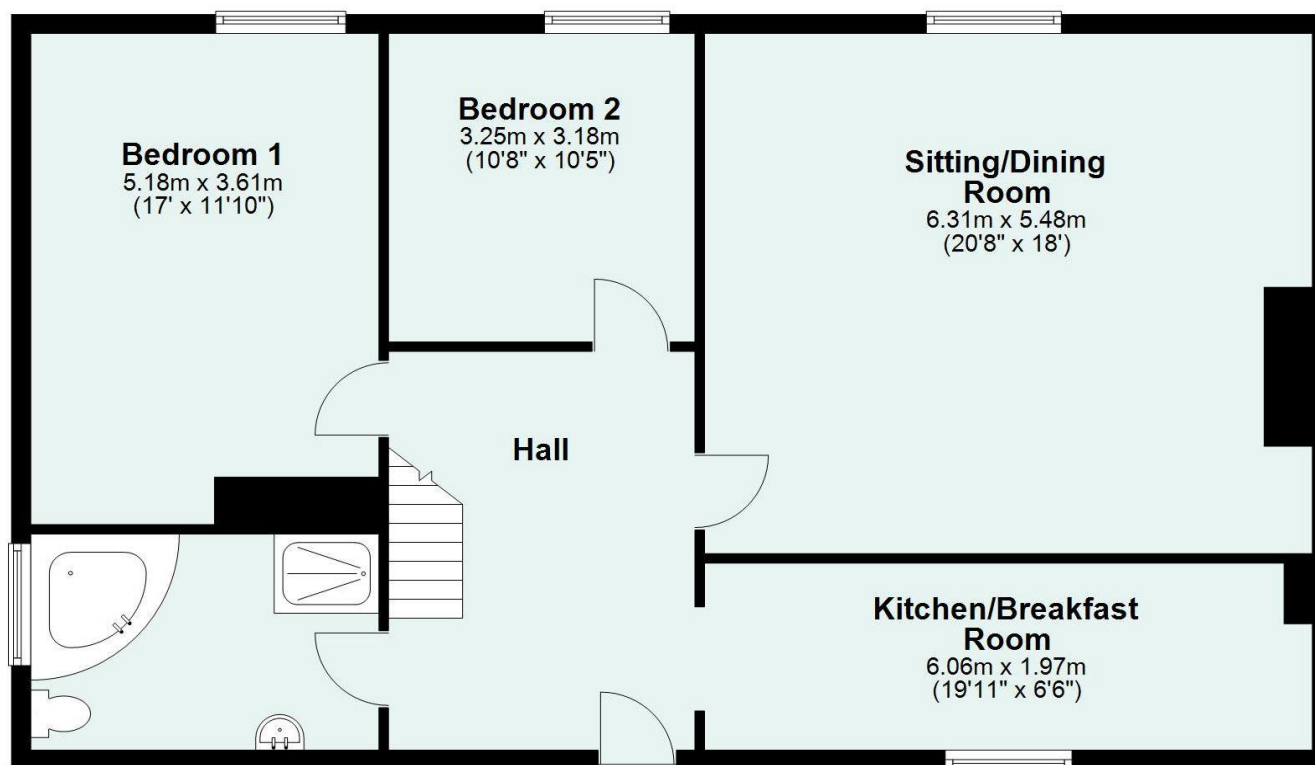
Energy Performance Certificate (EPC)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 56 | 64 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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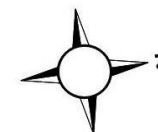


First Floor



Ground Floor

Total area: approx. 157.8 sq. metres (1698.3 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.