



1 bed retirement property to buy in EX16

Canal Hill, Tiverton, Devon, EX16 4JD

£40,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Over 55's Retirement Flat
- ✓ Modern and well-maintained property with spacious living
- ✓ Convenient access to local schools, shops, and transport links.
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40,000

This beautifully presented one-bedroom flat offers a superb opportunity for buyers aged 55 and over only, providing modern, low-maintenance living in a well-maintained and highly convenient location. Please note that the property cannot be purchased by a company, making it suitable for owner-occupiers seeking a comfortable and secure home. The flat boasts a spacious layout with generously sized living areas, thoughtfully designed to maximize comfort and practicality. Stylish interior finishes are enhanced by an abundance of natural light, creating a bright and welcoming atmosphere throughout.

The open-plan living and dining area offers an ideal space for relaxing or entertaining, seamlessly connected to a contemporary kitchen fitted with integrated appliances and sleek cabinetry that combine functionality with modern appeal. The well-proportioned double bedroom benefits from ample storage solutions, ensuring a clutter-free living environment. A modern bathroom, finished to a high standard, features quality fixtures and fittings, adding a touch of everyday luxury.

The property is easy to manage and perfectly suited to those seeking a low-maintenance lifestyle within a supportive residential setting. Its prime location provides convenient access to local shops, services, and transport links, making daily errands and travel straightforward. With its combination of contemporary design, practical layout, and age-restricted ownership, this apartment represents an excellent opportunity for eligible buyers seeking comfort, convenience, and long-term security. Early to fully appreciate all that this appealing home has to offer.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 82

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £3,912.00

Price: Starting Bid £40,000

Property Type: Retirement property

Parking: Residents

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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

Canal Hill, Tiverton, Devon, EX16 4JD

Contact your local branch today for more information on this property:

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