



## 2 bed apartment to buy in EX16

26 Gold Street, Tiverton, Tiverton, Devon, EX16 6PY

**£120,000** Starting Bid

🏠 x2 🪑 x1 🚿 x1

Tenure

**Leasehold**

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Two Double Bedrooms
- ✓ Open Plan Living
- ✓ Beautifully Presented
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ 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 £120,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Description - For Sale via Online Unconditional Auction

Upon entering this beautifully presented apartment, you are welcomed by a spacious entrance hall that provides access to all principal rooms.

To the right is the family bathroom, a well-designed and stylish space featuring a modern suite comprising a bath with shower over, complemented by contemporary finishes and a heated towel rail.

Adjacent to the bathroom is the second bedroom, a cosy and characterful room enhanced by a charming window that fills the space with natural light. Across the hallway, the impressive principal bedroom offers generous proportions and ample space for a range of bedroom furniture. Exposed beams add character and perfectly complement the property's attractive finish.

The standout feature of the apartment is the superb L-shaped open-plan living area. Upon entering, you are greeted by an attractive electric fireplace with a decorative mantel above, creating a warm and inviting focal point. Roof windows flood the room with natural light, enhancing the sense of space and showcasing the property's high-quality presentation.

At the end of the room is a comfortable lounge area, ideal for relaxing and entertaining family and friends. Flowing seamlessly from the living space is the immaculate kitchen/dining area. The thoughtfully designed U-shaped kitchen cabinets offers an abundance of worktop space, alongside a range of stylish wall and base units. Integrated appliances include an electric oven, hob and extractor hood, while there is also space and plumbing for a washing machine and room for a fridge-freezer.

The dining area comfortably accommodates a good-sized table, creating the perfect setting for both everyday dining and social occasions.

This modern, low-maintenance apartment presents an excellent opportunity for first-time buyers, downsizers and investors alike.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 998

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £600.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: None

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: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

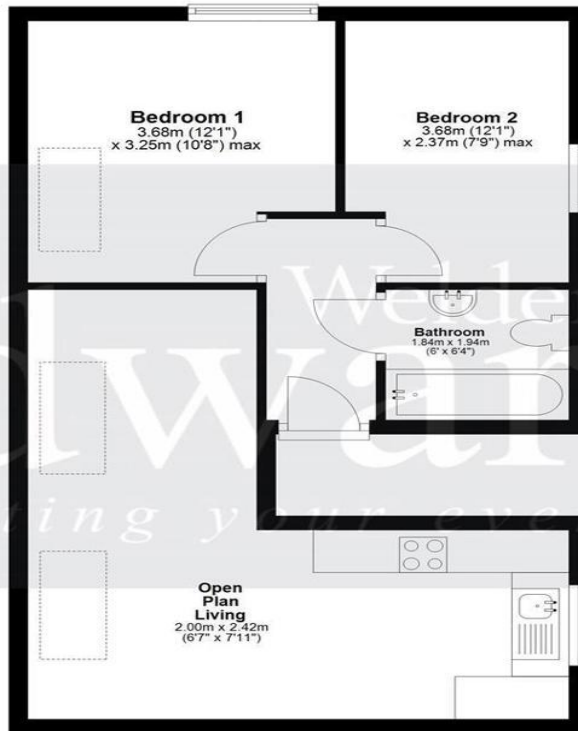
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Ground Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



Total area: approx. 51.2 sq. metres (550.6 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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