



## 2 bed apartment to buy in EX16

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

**£110,000** Starting Bid

 x 2  x 1  x 1

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

023 8251 4032  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

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 £110,000

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

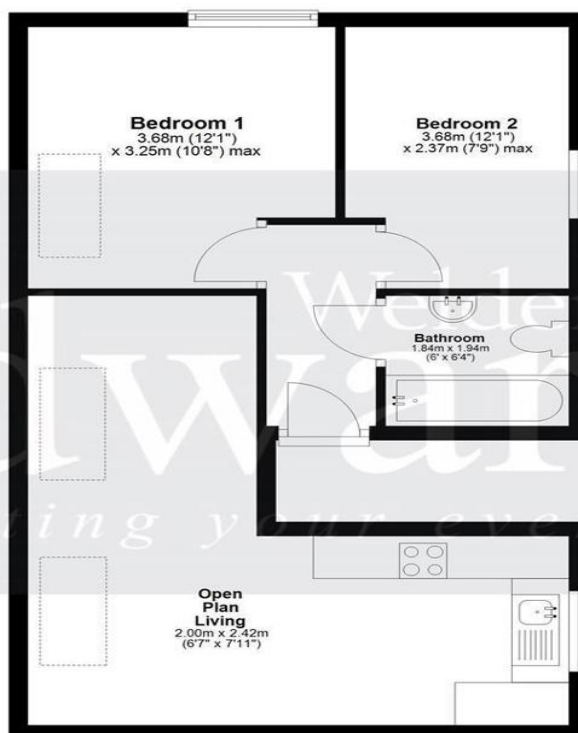
Air conditioning: No

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 |

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

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

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**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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