



Studio Apartments Tamara Court, 26 Gold







# Studio Apartments Tamara Court, 26

Tiverton, EX16 6PY

M5 (J27)/Tiverton Parkway Station: 7 miles, Exeter: 16 miles, Taunton: 21.5 miles

A remarkable development in the heart of Tiverton, showcasing a lovingly restored period property. It features two ground floor studio apartments, an inviting ground floor shop, three elegant first-floor one-bedroom apartments, and studio. On the second floor there is a luxurious loft-style two-bedroom apartment complete with exposed A-frames.

- 7 Apartments & 1 Commercial Unit
- 10 year BuildSafe building warranty
- Superb central location
- Open day on 2nd September (12-2pm)
- A range of studio, one and two bedroom apartments
- High Specification Development
- 999 year leasehold
- Video controlled secure entry
- Council Tax Band A
- Leasehold with a share of the freehold apartments

Prices From £110,000

## Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA  
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## The London Office

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@StagsProperty

### The Development

Challenges Property Ltd have developed a bespoke, high quality building, set in the heart of Tiverton. Challenges Property Ltd have a history of developments across Devon. Including The Avenues in Tiverton and locations across Exeter and West Sussex.

Using modern, eco-friendly construction techniques and materials, the development is not only affordable to purchase but also affordable to run when compared to other, similar aged buildings.

The building has been re-built from head to toe with each apartment being carefully crafted to maximise on the internal space. There are a range of properties on offer from ground floor studio apartments with courtyards and wheelchair access, a 52 sqm shop to an incredible two bedroom loft apartment with vaulted ceilings and exposed 'A' frames.

### Property Specification

Plumbing and Heating: All properties are fitted with Storm E-Boilers and wall mounted radiators.

Kitchen: All apartments are fitted with Howdens kitchens with a range of base and wall units, marble effect worktops and stainless steel sinks. LED lighting has also been incorporated into the wall and base units of the kitchen.

Kitchen Appliances: Lamona Single oven, Lamona four ring electric hob, extractor hood and space for fridge freezers.

Internal Finishes: Ceilings and walls are fitted with fire line board and finished in off-white matt emulsion. Internal woodwork has been finished in white satin oil-based paint. All apartments fitted with ample inbuilt storage.

Internal Joinery: Internal doors: The oak doors are six panel Regency fire doors, fitted with euro locks. The skirting is finished gloss white with a square edge.

Flooring: LVT wood effect flooring to the bathroom and kitchen. Grey carpet to all living rooms and bedrooms.

Lighting: Recessed LED down lighters throughout.

Bathroom: Tiled walls to the bath with an over head shower. Mirror above vanity with built in LED lights over the sink.

Sanitaryware: Victoria Plumb fitted throughout.

Communal Areas: Video and voice-controlled secure entrance. Tiled floor to the ground floor front entrance with hard wearing carpet on the staircase and upper floors. All communal areas are lit and heated and have been fitted with the latest fire and emergency lighting detections systems, incorporating green LED exit lighting from each apartment.





#### Location

The development is situated in the heart of the popular market town of Tiverton, just a short walk of the Grand Western Canal. Tiverton offers a wide range of amenities including a leisure centre, hospital, banks, building societies, shops and supermarkets. There is private and state schooling for all ages, including Blundell's School which offers discounts to local students.

#### Transport Links

For those seeking convenient transportation options, the mainline railway station at Tiverton Parkway provides regular services to London Paddington, with the fastest trains completing the journey in around two hours.

Access to major roadways is also a breeze, as Junction 27 of the M5 motorway is approximately 15 miles away, linking effortlessly to the M4, London, Exeter, and the wider West Country. Additionally, Exeter Airport offers an increasing number of flights to various UK and international destinations, including a direct daily route to London City Airport.

#### Building Warranty

Each property will be sold with a 10 year BuildSafe building warranty. Further information can be supplied by the agents, Stags Tiverton.

#### Leasehold Information

Each property will initially be sold with a 999 year lease. However, upon the sale of the final property freehold will be transferred to the residents.

#### Services

Mains water, drainage and electricity.

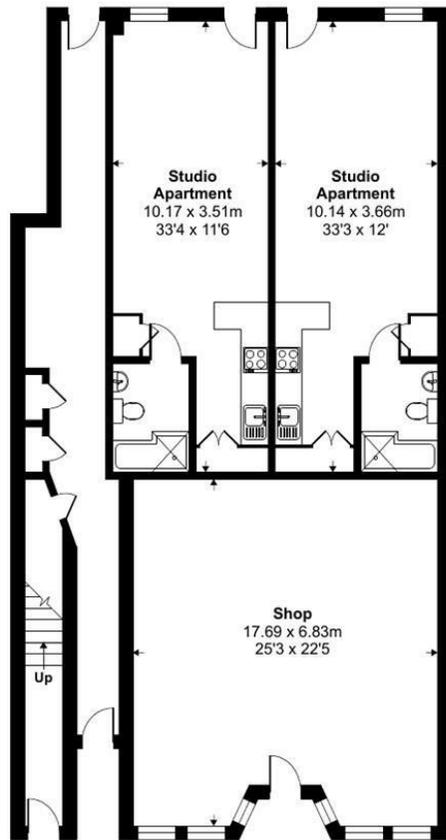
#### Rental Income

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872. Rental income for the development will range between £525-£575pcm for a studio apartment, £575-£625 for a one-bedroom apartment and £625-675 pcm for the two-bedroom apartment.

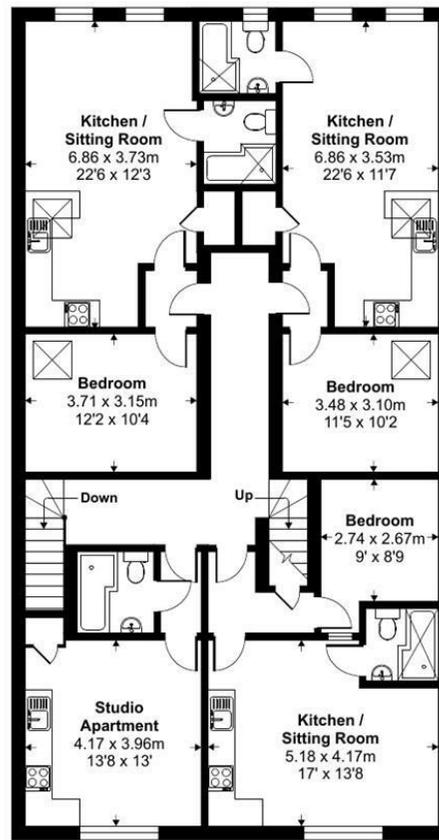


Approximate Area = 4110 sq ft / 381.8 sq m

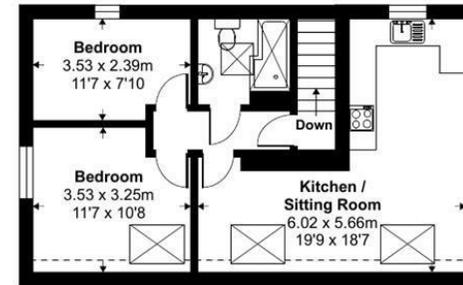
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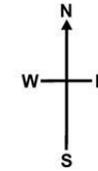
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1016589



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



