



5 Becks Place Beck's Square, Tiverton, EX16 6PJ

Leasehold

Price £175,000

Council Tax Band - B

TOWN CENTRE MAISONETTE - IDEAL INVESTMENT OPPORTUNITY! - This delightful two double bedroom, two storey maisonette with parking, is conveniently situated within walking distance to Tiverton Town centre, benefitting from one allocated parking space, gas central heating, double glazed windows and a 999 year lease from 2014.

The ground floor within this spacious property consists of a large kitchen/reception room incorporating a wide range of cupboards and integrated appliances, an open plan reception area to make a kitchen/sitting room, family bathroom and a generous double bedroom. The basement level also known as street level of the property hosts a large master bedroom, with sliding doors leading into a spacious white en-suite shower room and large walk in wardrobe cupboard.

Becks Place is within walking distance of the town centre where popular shops, restaurants, services and Diamond estate agents are located. Becks place is situated 150 yards from the bus station, which services direct bus routes to Exeter City Centre and other neighboring villages. Tiverton Parkway mainline station is nearby with the M5 only six miles from the town centre serving London Paddington and Exeter City airport.

Current rental Income £775pcm

Communal Entrance Area

The main carpark area offers steps to the lower level communal area with path leading to the front door.

Entrance Hall 18'9 maximum (5.72m maximum)



A well presented space offering laminate wood flooring, radiator, consumer unit with built in storage cupboard with doors leading through to all rooms and stairs leading down to the master bedroom.

Kitchen/Reception Room 14.8 x 12.8 maximum (4.27m.2.44m x 3.66m.2.44m maximum)



Offering a light and airy open plan kitchen/Lounge fitted with a wide range of cupboards and drawers under a laminate worktop, incorporating a four ring gas hob and single oven under with a stainless steel chimney style cooker hood above, Integrated dishwasher, and plumbing and space for washing machine/dryer, one and a half bowl stainless steel sink unit with mixer tap, wall mounted glowworm Combi boiler servicing hot water and heating, part tiled with matching eyelevel cupboards and integrated fridge freezer.

The accommodation is Open Plan with area leading to a lounge/dining room area fitted with t.v. point, telephone point, radiator and two sash windows to rear aspect and extractor fan.

Bedroom 2 10.00 x 10.6 maximum (3.05m.0.00m x 3.05m.1.83m maximum)



A good size double bedroom with radiator and double glazed windows to front aspect.

Family Bathroom 8.6 x 5.4 maximum (2.44m.1.83m x 1.52m.1.22m maximum)



A white suite comprising of a panelled bath with mixer tap and shower hose attachment over, pedestal wash hand basin with mixer tap, close coupled low-level w.c., part tiled with extractor fan and chrome towel radiator and shaver point.

Lower Lobby 4.2 x 6.2 maximum (1.22m.0.61m x 1.83m.0.61m maximum)



Offering stairs to first floor with built in double door cupboard and door leading to

Bedroom 1 9.5 x 12.8 maximum (2.74m.1.52m x 3.66m.2.44m maximum)



A light and airy bedroom offering radiator, TV point, large double wardrobe under stairs with sliding door leading to en-suite shower room and double glazed sash window to rear aspect.

En-Suite Shower Room 4.10 x 6.8 maximum (1.22m.3.05m x 1.83m.2.44m maximum)



Fitted with a white suite comprising a tile enclosed double shower cubicle with sliding glass doors and mains shower over, pedestal wash hand basin with mixer tap, close coupled low-level w.c., part tiled with shaver point and chrome towel radiator with double glazed sash window to rear aspect and extractor fan.

Parking

To the front in the main residents carpark there is one allocated parking space designated to the property.

Leasehold Information

The property benefits with a 999 year lease from new in 2014.

Service Charges

We understand from the seller that there is a £60.00 per calendar month service charge that includes ground rent paid monthly through the year.

Agents Note

There is a lease assigned to the property and further information is available on request.

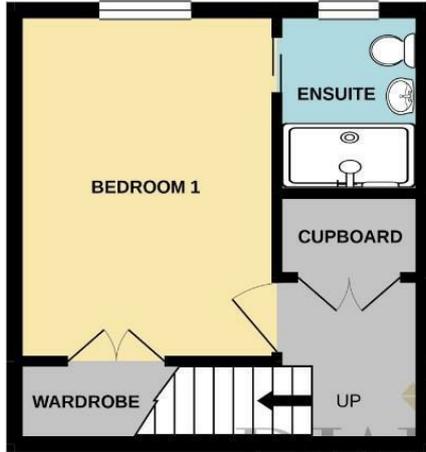
The property is currently rented with an income received at £775pcm - Diamond Lettings offer a fantastic management service offering a stress free service and FREE comprehensive rent guarantee insurance policy protecting any landlord against non payment of rent and damage etc.

what3words

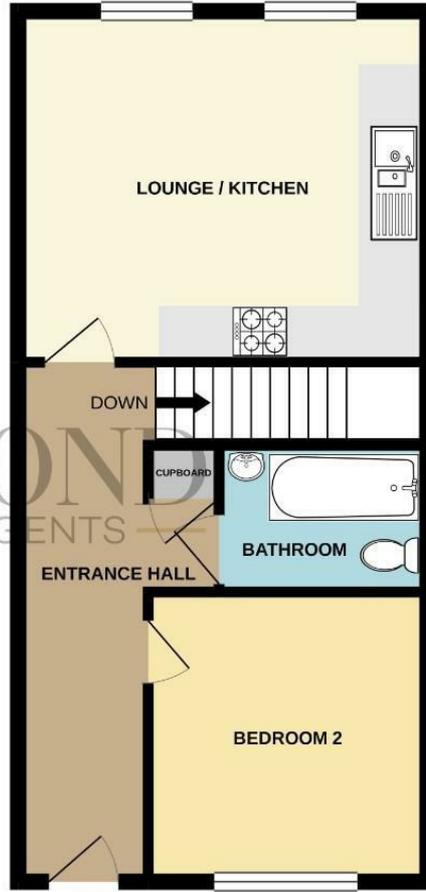
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Floor Plan

BASEMENT FLOOR
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

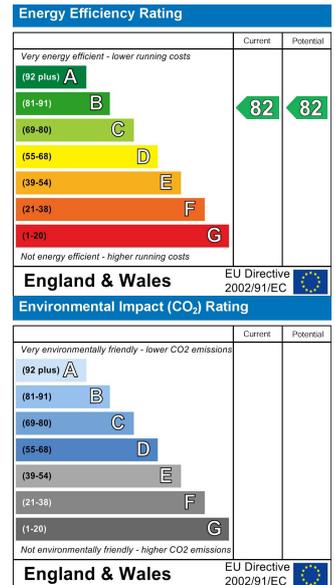


TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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