



Flat 2, 22 The Avenue, Tiverton, EX16 4HW

Leasehold

Asking Price £130,000

Council Tax Band - A

This lovely ground floor apartment was sympathetically converted in 2018 and has kept the character of the original building with the high ceilings, ceiling roses and picture rails but with the modern convenience of double-glazed windows, modern kitchen with integrated appliances. The apartment has use of the communal garden and parking for one car.

The Avenue is a quiet, much sought after area of Tiverton and is very convenient for the town centre and all the amenities but off the main thoroughfares. The immediate surroundings include the oval shaped green in front of the property, bus stop outside the entrance, the nearby Bowling Green and access to the Grand Western Canal, which is a Countryside Park and provides a very attractive walk.

Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour.

Communal entrance hallway

Upon entering the property you are greeted into the communal entrance with the lovely high ceilings giving you the feel of the grandeur of the original property. Stairs lead up to the upper apartments and down to the communal store area and utility store.

Open plan living area 18'4" max x 13'6" max (5.61 max x 4.12 max)



Upon entering the room you will notice how naturally light and airy the property feels with the high ceilings and the lovely bay window to the front elevation. The character of the original building shows through with the ornate ceiling rose, original coving and picture rail. The open plan area has been very well laid out with a modern kitchen comprising of cupboards and drawers with rolled edge worktop over, inset single drainer sink with mixer tap, integrated electric halogen four ring hob and oven, fridge, matching wall mounted cupboards under cupboard lighting and recirculation hood. The living area has television and telephone point, modern electric heater and entry phone. Door into

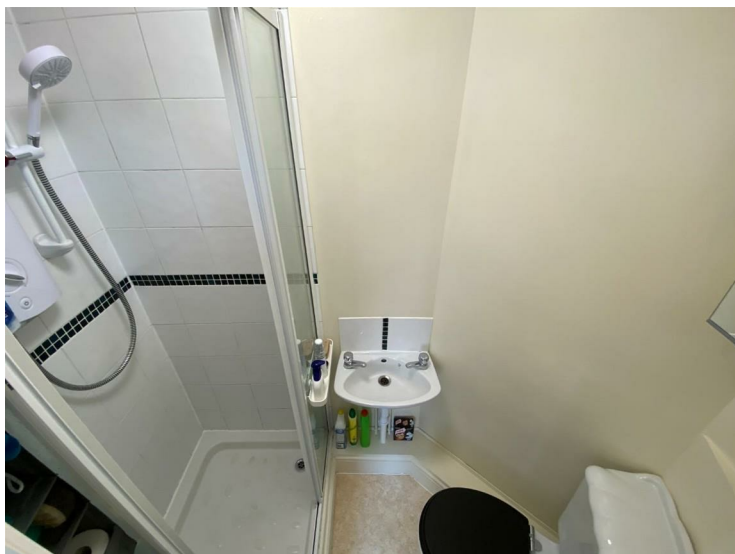
Bedroom 11'5" x 9'11" (3.5 x 3.04)



with an obscure glazed window to the side and a window to the rear elevation with rooftop views to countryside

and overlooking rear communal garden area. The character continues with high ceilings, ornate ceiling rose, coving and picture rail. Electric heater, large storage cupboard and door into

Shower room 6'4" x 3'6" (1.94 x 1.08)



with a modern white suite comprising of corner shower cubicle with Mira sport electric shower, wall mounted wash basin, low-level WC, extractor fan and tiled splash backs

Utility / store cupboard

There is plumbing for a washing machine with storage above.

Communal store

From the communal entrance steps leading down to the communal store area which is shared with the other apartments

Communal gardens



To the rear of the building there is a large patio area with steps leading down to the level lawn area.

Parking

The property comes with parking for one car within the communal grounds and this space is outside the front door.

Agents Note

We understand that the lease is 999 years with 997 years remaining. The service charge is £50 a month and includes the buildings insurance, cleaning and heating of communal areas and maintenance of the grounds.

Our Lettings Department have suggested a rental value of £600-£625pcm for the property.

Floor Plan

GROUND FLOOR

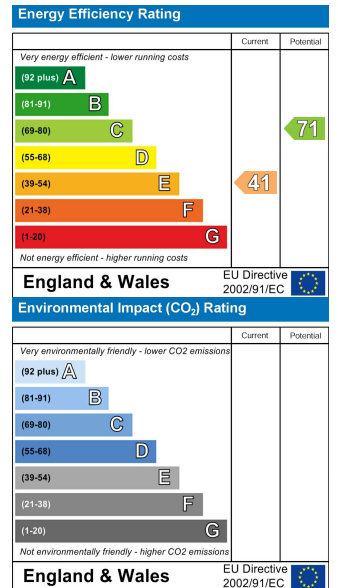


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
Made with Metropix ©2021

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.