

LOT
2

38 St. Peter Street, Tiverton, Devon EX16 6NR

*GUIDE PRICE £150,000+

A four storey Grade II listed property requiring modernisation, with large garden to the rear leading down to the River Exe.

DESCRIPTION

A substantial Grade II Listed town house with river frontage. The accommodation is arranged over 4 storeys and currently arranged as four separate units of accommodation, which would now benefit from a programme of modernisation. The property is conveniently situated for the town centre, with private car parking by permit available nearby and has the benefit of a well kept, large terraced garden leading down to the River Exe. Whilst the property is likely to be of interest to the career residential lettings fraternity as a post works investment opportunity, it will also appeal as a post works break-up and resale venture, or the potential to restore the property back to its former glory as a sizeable family home, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Mid Devon District Council. Note: We understand that the property is to be sold with vacant possession. Please refer to the legal pack and the addendum for clarification prior to bidding.

LOCATION

St. Peter Street is conveniently located for the facilities and amenities of the market town of Tiverton, with excellent public transport links and educational facilities catering for all ages, retail and business parks. Local attractions include the Great Western Canal, Tiverton Castle & Museum, Knightshayes Court and the Exe Valley Way, being readily commutable to Exeter and Taunton via the M5 and Tiverton Parkway.

ACCOMMODATION

Garden Floor Flat Enjoying its own private access from the rear of the property, entrance hall with cloakroom off, sitting room, kitchen, bedroom with en-suite bathroom.

Ground Floor Communal entrance hall giving access to the upper floors, kitchen, cloakroom, shower room and bed/sitting room with veranda off enjoying river views. Please note that this floor is not self contained accommodation.

First Floor Half landing with cloakroom.

First Floor Entrance hall, kitchen, bathroom, bed/sitting room with river views.

Second Floor Landing, entrance hall, sitting room with river views, bedroom with en-suite wc and wash hand basin, kitchen with shower cubicle off.

Outside Railed frontage with covered passageway giving access to the rear large and terraced garden and access to the river Exe.



EPC

Energy Efficiency Rating – Exempt as Grade II Listed

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Block viewings – strictly by prior appointment only with Countrywide Property Auctions 01395 275691. Further information available from Seddons Estate Agents, Tiverton.

