



RIVERSIDE COURT, TIVERTON , EX16 6AJ



A modern two bedroom flat located within the centre of Tiverton. Perfect for an investor or first time buyer.

This modern ground floor two-bedroom flat offers a great opportunity to a first-time buyer or investor, conveniently located close to the town centre with no onward chain.

Flat:

The open plan kitchen/sitting room is of a good size and provides the perfect space to unwind after a long day. The kitchen has white storage units with a sink, black work surface and tiles. There is a fitted fridge/freezer, oven and hob. Bedroom 1 is a good size double bedroom with built in storage and a window facing the rear aspect. Bedroom 2 is also a good size and has a window facing the front aspect with access to the ensuite. The ensuite has a white W/C, wash basin and stand in shower cubicle. The main bathroom has a white W/C wash basin and stand in shower cubicle.

Tenure:

Leasehold

Balance remaining of the 999 lease from 2017

Service Charge: £50 per month (Includes insurance, water and maintenance of the courtyard)

Ground Rent: £1 per annum.

The Lease allows pets.

Agents Note:

We believe that the current rental market value would be £675pcm.

At a glance...

- Two good size bedrooms
- Modern finish
- Ground floor flat
- En suite and family bathroom
- Open plan living space
- Great for an investor or first time buyer
- No onward chain
- Located within the centre of Tiverton



Services:

Mains gas, water, drainage and electric

Council Tax Band : A

Directions:

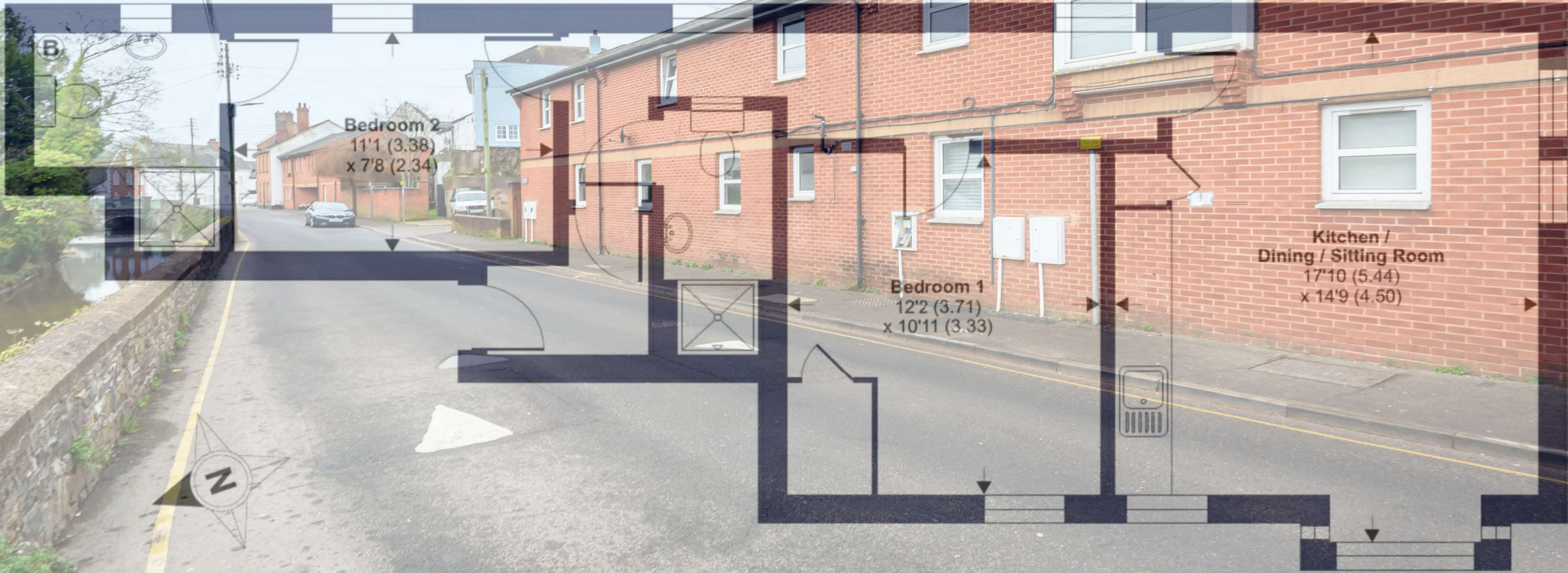
From the multi-story car park turn left onto the great western way and turn left onto the first roundabout. Continue along until you see the clock tower on the right and turn right into chapel street, The block riverside court is 200 yards on your left.



Riverside Court, Chapel Street, Tiverton, EX16

Approximate Area = 677 sq ft / 62.9 sq m

For identification only - Not to scale



GROUND FLOOR

Tiverton office

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winkworth.co.uk/tiverton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	75
EU Directive 2002/91/EC			
www.epcau.com			



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