

6 River View
Tiverton, EX16 6GD

£110,000
Guide price



 2  1  1 **EPC C**





- Great condition
- Excellent central location
- Light and airy accommodation
- Open plan living area with Juliet balcony
- 2 bedrooms
- Bathroom
- Gas central heating
- Lovely home or investment opportunity
- Potential rental income - £550 pcm



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

A very well presented apartment within easy walking distance of the town centre.



The Property

This is a modern spacious apartment located within easy walking distance of the town centres amenities. The apartment benefits from gas central heating and some lovely views out across the river Lowman to the hills and surrounding countryside beyond. The apartment has been occupied by the same owner since new who has kept the property in excellent condition. This would make a great property to reside as it is most convenient for access to the town centre but would also provide a great return as an investment. The potential rental income is £550 pcm which would provide a 6% yield.

Tiverton is a thriving market town with a good range of shopping and recreational facilities, together with a new hospital and sports complex/swimming pool. The town lies just off the A361 about seven miles from Junction 27 of the M5 motorway with its adjacent Parkway Station (Paddington is about two hours).

Tenure

The apartment is held on a long lease of 999 years from the 1st January 2007. Each apartment owns an equal share of the Commonhold - Riverview Tiverton Ltd - (Management Company). There is an annual service charge of £650 per year which includes building insurance/communal areas & maintenance.

Utilities

Mains electricity, gas, water and drainage.

Council Tax

Band A

Directions

From the multi storey car park turn left on to the Great Western Way and turn left at the first roundabout. Continue along until you see the clock tower on your right and turn right into Chapel Street. The property will be seen on the right hand side.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (85-91) B (79-84) C (72-84) D (65-71) E (55-64) F (45-54) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (102-100) A (81-91) B (69-80) C (59-68) D (49-54) E (31-48) F (15-20) G Not environmentally friendly - higher CO ₂ emissions	
	79	79	82
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



Total area: approx. 58.5 sq. metres (629.6 sq. feet)

Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.