

8 Fore Street, Tiverton, Devon, EX16 6LH



Flat 4, 39 Old Road, Tiverton, Devon, EX16 4HJ

Asking Price £125,000

- Spacious two-bedroom flat
- Generous sitting/dining room
- Communal lawned gardens
- Ideal for first-time buyers
- Close to Grand Western Canal
- Family bathroom with shower
- Off-road parking available
- Easy access to Tiverton amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



39 Old Road, Devon EX16 4HJ

Two bedroom flat offering well-proportioned accommodation, communal gardens and residents parking, situated close to the Grand Western Canal and within easy reach of Tiverton town centre.



Council Tax Band: A



Situated on the outskirts of Tiverton and within easy reach of the Grand Western Canal and its popular walking routes, this well-proportioned two bedroom flat offers practical accommodation that would suit a range of buyers including first time purchasers, investors, or those looking to downsize.

The property is accessed via a communal entrance and opens into a welcoming hallway with built-in storage, helping to maximise the available space.

The main reception room provides a comfortable sitting and dining area with plenty of room for everyday living and entertaining, while the window outlook allows for good natural light.

The kitchen is fitted with a range of wall and base units providing useful storage and worktop space, together with an integrated oven, gas hob and further space for appliances.

There are two bedrooms, both of which benefit from built-in storage, offering flexibility for sleeping accommodation, guest space or a home office arrangement. Completing the accommodation is the family bathroom fitted with a bath and shower over.

Outside, residents have access to communal lawned gardens, providing an outdoor space to enjoy without the upkeep of a private garden, together with a communal bin store and residents parking to the rear.

Positioned conveniently for access into Tiverton and nearby amenities, this flat offers comfortable and practical living in a well-established residential setting.

Tenure

Leasehold - 125 years from 1988 (87 years remaining)

Utilities

Mains, electric, gas, water, and drainage

Local authority

Mid Devon District Council

Ground rent

£10 per year

Service charge

Approx £350 per year





Directions

What3words asset.cares.tags

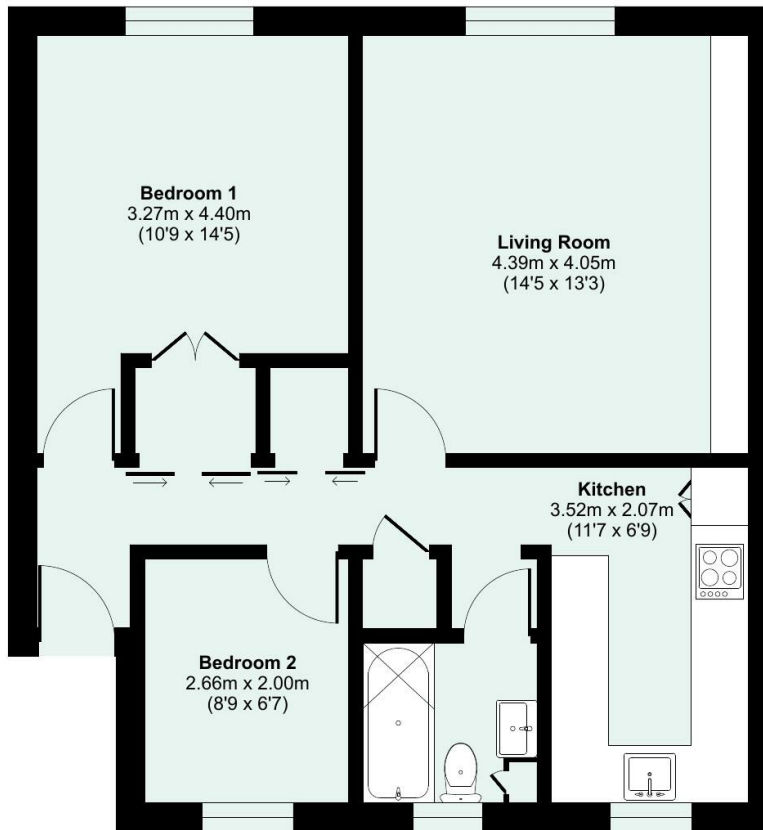
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

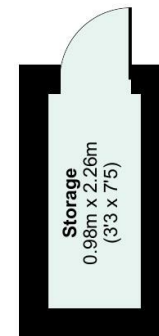
EPC Rating:

C

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



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Seddon Estate Agents LLP. REF: 1482304



Approximate Area = 626 sq ft / 58.1 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 650 sq ft / 60.3 sq m
 For identification only - Not to scale