



**A superbly presented garden flat in a lovely Grade II Listed town house with off-street parking and river views. Must be seen!**



**54D ST PETER STREET  
TIVERTON  
EX16 6NR**

**£199,950**

**\* Communal entrance \* entrance hall \* living room \*  
kitchen/breakfast room \* 2 bedrooms \* en-suite shower room  
\* bathroom \* pretty gardens overlooking the River Exe \* gas  
central heating \* off-street parking.**

**Viewing:** By appointment with Watts & Sons 01884 253484

This lovely garden flat simply must be seen to fully appreciate the work that has gone into making this a comfortable home of immense charm & character. It occupies the lower ground floor of this imposing Grade 2 listed town house which was converted into 4 quality apartments in 2005 and enjoys a particularly convenient position just off the town centre with a super open aspect to the rear over its own pretty gardens down to the River Exe and the hills beyond. It further benefits from gas central heating and off-street parking with generous, tastefully decorated accommodation making this a super, easy to run home to be proud of.

**Directions** Walking from the town centre market car park turn left at the main exit into Newport Street then left again into St Peter Street where the property will be seen on the right hand side almost adjoining St Peter's Church.

**Accommodation** (Please note that all dimensions are approximate)

**Lower ground floor** Understair cupboard and door to

**Entrance hall** with tiled flooring, radiator, telephone point, airing cupboard housing insulated copper cylinder and immersion and door entry phone.

**Bathroom** Modern white suite comprising corner bath in fully tiled surround, pedestal washbasin, close coupled wc, towelling radiator and extractor fan.

**Living Room** A lovely room with deep recessed double glazed sash window, recess with built-in cupboards, cast iron fireplace, radiator, telephone point, thermostat, TV connection, doors to bedrooms and steps up to

**Kitchen/Breakfast Room** Well fitted with white wood fronted base units with matching wall cupboards over, space and plumbing for washing machine, rolled edge worktops with inset one and a half bowl stainless steel sink and drainer, inset 4 ring electric hob, eye level double oven, extractor fan, tiled flooring, radiator, double glazed window and half glazed door to garden.

**Bedroom 1** with shutters to single glazed window, radiator, communicating door to bedroom 2 and door to

**En-suite shower room** with modern white suite comprising double width shower cubicle, pedestal washbasin, close coupled wc, bidet, fully tiled walls, towelling radiator and extractor fan.

**Bedroom 2** with built-in wardrobe, single glazed window, radiator, communicating door to bedroom 1 and door returning to living room.

**Outside** At the rear is a very sheltered and private paved patio area with undercover seating area and outside tap and gate and steps down to a lovely landscaped gravelled garden with timber arbor with mature jasmine, variety of roses, fruit trees and maple trees and timber shed with further steps leading down to a level lawned garden with further fruit and eucalyptus tree and terraced vegetable beds, all enjoying a super westerly outlook over the River Exe to the hills beyond. A shared pathway provides access directly on to the banks of the river.

**Council tax band A**

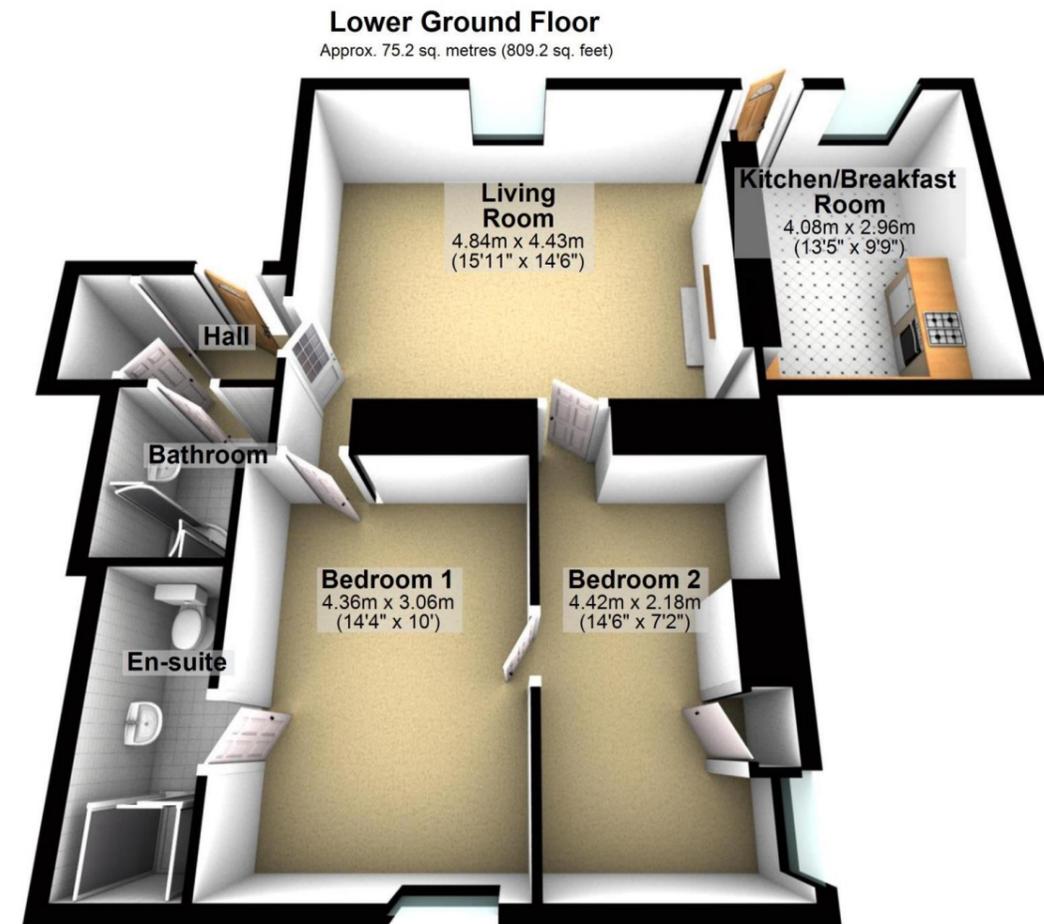
**Tenure** Leasehold. 999 year lease from January 2005. The vendor has a quarter-share in the freehold and has a quarter-share responsibility for maintenance costs & buildings insurance.

**DWT4232**

**EPC Not applicable (Grade 2 Listed Building)**

**Consumer Protection from Unfair Trading Regulations 2008**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



Total area: approx. 75.2 sq. metres (809.2 sq. feet)

Floorplans for information purposes only. Not to scale.  
Plan produced using PlanUp.