



## 1 Tamara Court, 26 Gold Street, Tiverton, Devon, EX16 6PY

Asking Price £105,000

- Ground floor studio apartment
- 10 Year BuildZone Warranty
- High specification finish
- Investment opportunity
- Potential gross yield 5.7%
- Private courtyard garden
- Central location
- Video door entry system
- Potential rental income £525pcm

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



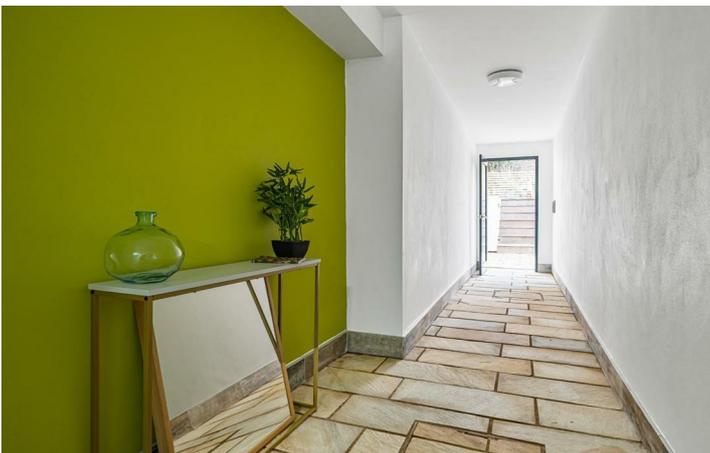
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# 1 Tamara Court, Tiverton EX16 6PY

A ground floor studio apartment close to the town centre and with its own courtyard, within this very smart development on Gold Street.



Council Tax Band: A



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## LongDescription

This ground floor studio is part of an exceptionally smart development of well appointed apartments. Being one of two ground floor studios, it comes with the benefit of a private, enclosed courtyard area.

Situated in the centre of the town, Gold Street is often referred to as Tivertons "cafe quarter", offering an individual and boutique shopping experience.

The development has been completed by the well regarded "Challenges Properties Ltd" who have a reputation for high quality and attention to detail.

The build of Tamara Court has been carefully considered, time being taken to select the right eco-friendly materials and construction techniques resulting in a thermally efficient building throughout.

Each of the six apartments have been fitted with Howden kitchen units with marble effect worktops, with integrated LED lighting in the wall and base units. 'Lamona' ovens and hobs are included with the kitchens, and space provided for fridge freezers. The studios offer shower rooms, whilst the larger apartments offer fitted bathrooms with showers above the baths, the fitted mirrors with integrated LED lighting. The bathrooms are all supplied by Victoria Plumb.

A video and voice-controlled secure entrance makes life easy when accepting guests, and all communal areas are well lit and heated.

The historic town of Tiverton has plenty to offer and is very well placed for excellent transport links, with a mainline train station at Tiverton Parkway alongside Junction 27 of the M5 motorway. Exeter is found further south, with an international and internal Airport.

### Build Warranty:

Each property will be sold with a 10 year 'BuildZone'

building warranty. Further information can be supplied upon request.

### Potential Rental Income:

Potential rental income - £550pcm

### Services:

Mains electricity, water, and drainage.

Each of the apartments benefit from their own electric powered boilers (Storm-E) providing hot water and central heating (wet system).

### Tenure:

If purchased individually each property will be held on a 999 year lease. On completion of the final sale, the freehold will be transferred to the residents.

### Service Charge:

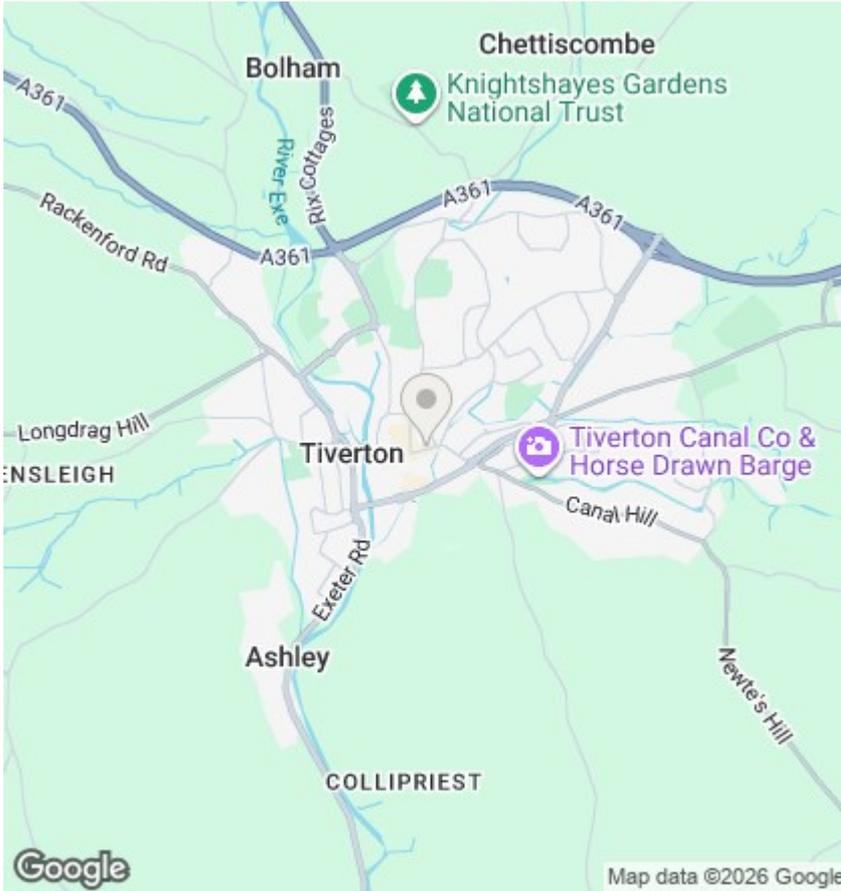
£50 pcm until the last unit sells, at which point the owner will become part of the management company and the service charge can be decided between the individual owners.

### Council Tax and Business Rates: Band A

### Local Authority:

Mid Devon District Council - 01884 255255

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## Directions

DIRECTIONS: From the town centre, with Banburys department store to your right, head East into Gold Street. Tamara Court will be found half way down on the left.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	