



SITUATION

Located close to the junction with Blundell's Road and conveniently situated within easy walking distance of the extensive shopping facilities in the town centre.

Tiverton Parkway Railway Station lies approx. 6½ miles to the east providing direct links to London in approx 2 hours.

Tiverton is a historic market town located just off the main A361 which gives easy access to the M5 (Junction 27) some 7 miles distant and being 14 miles north of Exeter.

PROPERTY

An attractive detached purpose-built block comprising **18 Self-Contained Flats** (6 × Studio, 10 × 1 Bed and 2 × 2 Bed) on ground, first and second floors. 12 of the Flats have **Balconies**.

- Each flat benefits from electric heating, an independent hot water system and an entryphone.
- The block is set within well-maintained **Communal Gardens**.
- The property includes a **Garage** and **4 Parking Spaces**.
- **Entire Site Area Approx. 0.968 acres.**

[Refer to the Auctioneers for the video tour of Flat 14.](#)

PLANNING

- Planning Permission was granted on 13th November 2020 by Mid Devon District Council for 'Conversion of loft to 2 flats'. Ref: 20/00526/FULL. A Notice of Intention to Start Work on 01/11/2023 was issued to the Council on 18/10/2023, which was then actioned.

Plans and Documentation are available from the Auctioneers.

- There is potential for additional residential development on extensive land within the freehold adjoining the communal garden, subject to obtaining the necessary consents.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.

**Vendor's ERV £139,752 p.a.
upon letting Flat 14**

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Nash & Co Solicitors LLP
Tel: 01752 664 444 Ref: Rebekah Putnam
Email: rputnam@nash.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

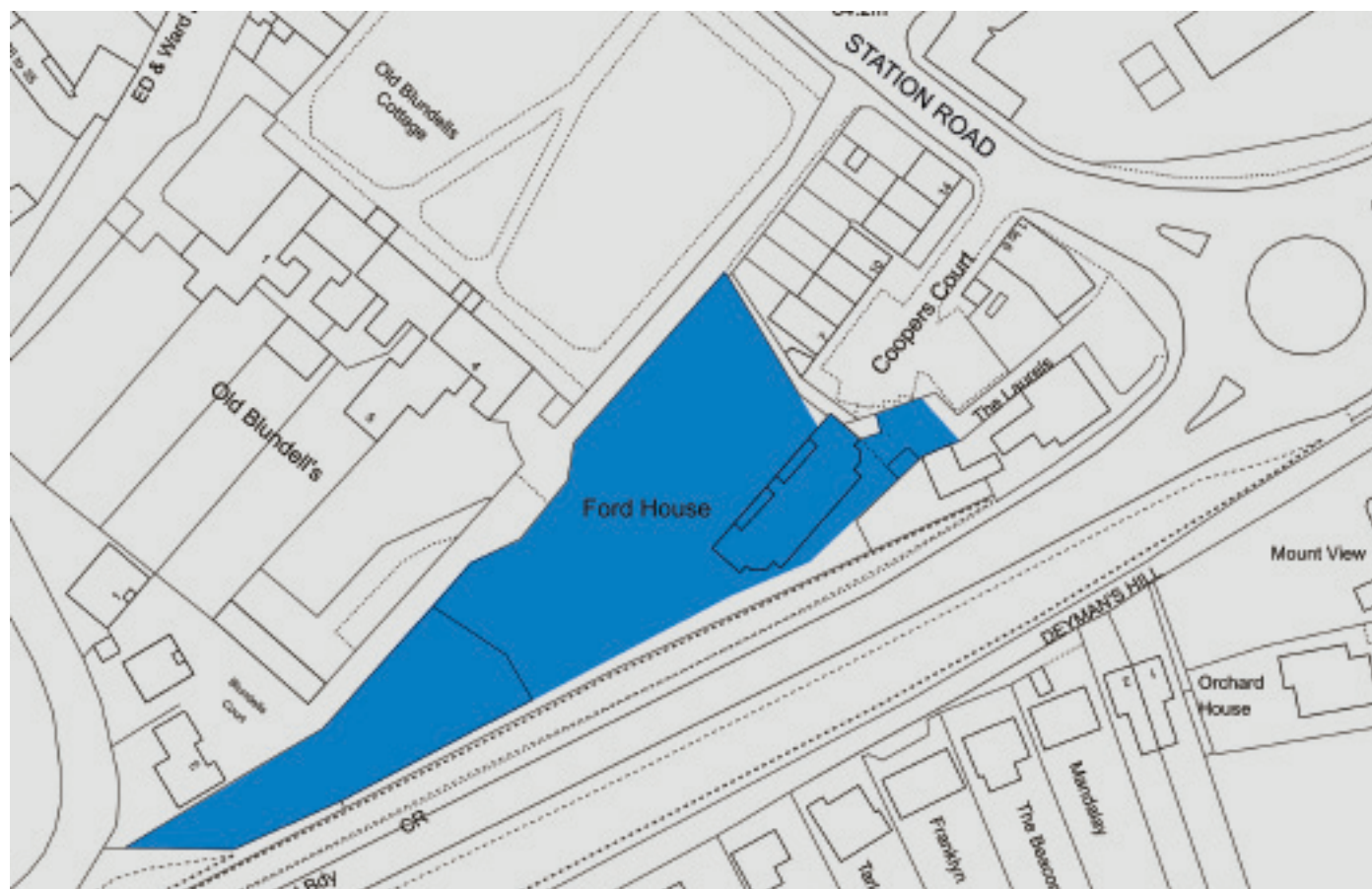
TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	1 year from 18th September 2018	£6,336	AST. Holding Over. £430 Rent Deposit held.
Flat 2 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	6 months from 27th November 2020	£8,100	AST Holding Over. £576 Rent Deposit held.
Flat 3 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft)	Individual(s)	6 months from 8th December 2020	£7,140	AST Holding Over. £576 Rent Deposit held.
Flat 4 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft)	Individual(s)	6 months from 28th June 2023	£8,100	AST Holding Over. £778 Rent Deposit held.
Flat 5 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	6 months from 18th September 2023	£7,800	AST Holding Over. £750 Rent Deposit held.
Flat 6 (Ground Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	1 year from 3rd September 2024	£6,600	AST £634 Rent Deposit held.
Flat 7 (First Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	1 year from 6th September 2024	£6,600	AST £634 Rent Deposit held.
Flat 8 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	1 year from 4th October 2024	£8,400	AST £807 Rent Deposit held.
Flat 9 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft)	Individual(s)	6 months from 22nd January 2020	£8,100	AST Holding Over. £559 Rent Deposit held.
Flat 10 (First Floor)	2 Bedrooms, Living Room/Kitchen, Dining Room, Bathroom/WC (GIA Approx. 506 sq ft)	Individual(s)	6 months from 2nd August 2023	£9,600	AST Holding Over. £923 Rent Deposit held.
Flat 11 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	1 year from 31st July 2024	£8,400	AST £807 Rent Deposit held.
Flat 12 (First Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	6 months from 13th March 2013	£6,600	AST Holding Over. £420 Rent Deposit held.
Flat 13 (Second Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	6 months from 18th November 2020	£6,336	AST Holding Over. £461 Rent Deposit held.
Flat 14 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	<p>LEFT VACANT FOR VIEWINGS</p> <p>Note 2 – The Vendor will provide a 2 month rent guarantee from completion equivalent to £700 pcm, subject to conditions – refer to the special conditions of sale in the legal pack.</p>			
Flat 15 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft) Plus Garage	Individual(s)	6 months from 18th January 2013	£7,800	AST Holding Over. £560 Rent Deposit held.
Flat 16 (Second Floor)	2 Bedrooms, Living Room/Kitchen, Dining Room, Bathroom/WC (GIA Approx. 506 sq ft)	Individual(s)	6 months from 12th August 2022	£9,000	AST Holding Over. £750 Rent Deposit held.

TENANCIES & ACCOMMODATION (Continued)

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 17 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	6 months from 17th June 2022	£7,140	AST Holding Over. £576 Rent Deposit held.
Flat 18 (Second Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	6 months from 15th March 2023	£6,900	AST Holding Over. £575 Rent Deposit held.
Parking space 1		Individual		£600	Let to tenant of Flat 10.
Parking space 2		Individual		£600	Let to tenant of Flat 5.
Parking space 3		Individual		£600	Let to tenant of Flat 9.
Parking space 4		Individual		£600	Let to tenant of Flat 16.
Total GIA of 18 Flats Approx. 7,062 sq ft				Total: £131,352 plus 1 Vacant Flat	
				Vendor's ERV on letting Flat 14 £139,752	

¹Not inspected by Barnett Ross. Accommodation and Areas provided by Vendor.



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