



## Gold Street, Tiverton, EX16 6QB

A very well presented two-bedroom apartment offers modern comfort and scenic views, making it a perfect choice for first-time buyers or investors.

**Winkworth**

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## DESCRIPTION:

The property is accessed via a secure door entry system on Gold Street, with a communal staircase leading to the first-floor landing shared by both apartments in the building.

Upon entering the apartment, a hallway leads you to the upper level and into the spacious, open-plan kitchen, dining, and living area. This bright and inviting space is the heart of the home, featuring a Velux window in the kitchen and a large rear window with panoramic views of the town and countryside. The dining area is ideally situated to enjoy the scenery while entertaining guests, and the lounge offers a cosy spot to relax after a long day.

The kitchen is well-equipped with a range of base units, drawers, and worktops, complete with an inset single drainer sink and mixer tap. Integrated appliances include an electric hob and double oven, while stylish wall-mounted display cupboards with glazed doors add a touch of elegance. There's space for a fridge-freezer and plumbing for a washing machine, along with additional storage in a handy cupboard and the eaves.

The main bedroom is generously sized, with a window offering views of the countryside and an additional Velux window for extra natural light. A night storage heater keeps the room warm. The second bedroom, with its large sash window overlooking Gold Street, is bright and airy, making it a great option for a guest room or home office. It also features a convenient alcove for extra storage.

The bathroom is fitted with a white suite, including a panelled bath with a Triton electric shower, a pedestal wash basin, and a low-level WC. Practical touches such as tiled splashbacks, a shaver socket, and a wall-mounted electric heater are included, while the window offers far-reaching views.

Council Tax: Band A - Mid Devon

Services: Mains electric, water and gas.

Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 09.10) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 09.10)

Tenure: Leasehold - 900 Years

Directions:- Using the what3words app, search:-  
gown.bill.packet

**AT A GLANCE:**

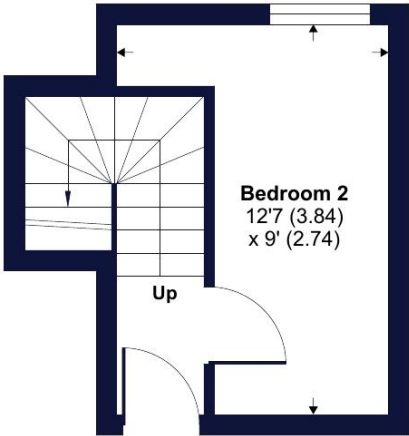
Freshly Painted  
New Carpets Throughout  
Two Bedrooms  
Open-Plan Lounge, Kitchen, Diner  
Town Centre  
Investment Potential  
Perfect for First Time Buyers  
No Onward Chain

**PROPERTY INFORMATION:**

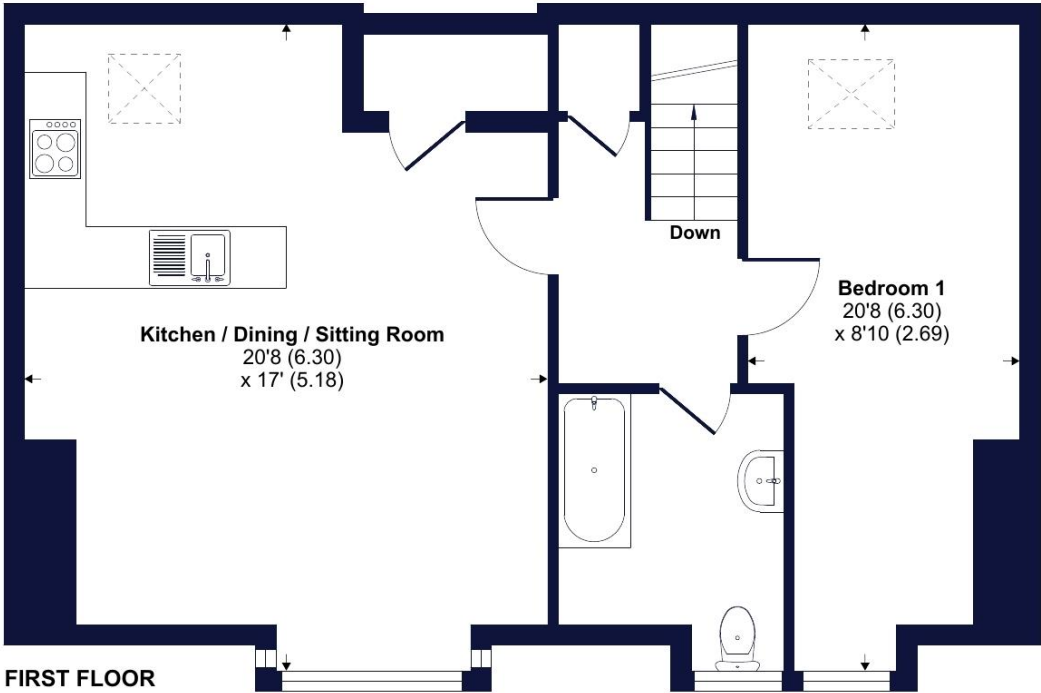
Leasehold  
Council tax Band: A  
Mains electric, gas, water and drainage.

# Gold Street, Tiverton, EX16

Approximate Area = 739 sq ft / 68.7 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This floor plan was constructed using measurements provided to ©nichecom 2024 by a third party. Produced for Winkworth. REF: 1202983



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 70        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 44                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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