



Belmont Road, Tiverton EX16 6AR

welcome to

Belmont Road, Tiverton

A great opportunity to purchase a property requiring full modernisation. Arranged over three floors, the accommodation includes a lounge, dining room, kitchen and utility, with four bedrooms and two partially completed bathrooms.

A fantastic opportunity to purchase a property in need of full modernisation. Renovation work has already begun but remains incomplete, providing an excellent project. The accommodation is arranged over three floors.

On the ground floor, the property offers a dining room, lounge, kitchen with sink, and a separate WC & utility area.

The first floor features two double bedrooms and a bathroom. The original bathroom fittings have been removed. Work on creating a new bathroom within one of the double bedrooms has commenced but is yet to be completed.

The second floor provides two further bedrooms and an additional shower room, which is also unfinished. Please note we have not tested any apparatus, fixtures or services and it is in the buyer's interest to check the working condition of any appliances.

Entrance Hall

Features a door to the lounge and dining room, with stairs up to the first floor. Radiator.

Cloakroom

WC.

Kitchen

DG window to rear, and DG sliding doors to rear garden. Has a radiator, 1 base unit with an integrated dishwasher, and a one and a half stainless steel sink and drainer. There is a door to the utility and downstairs cloakroom.

Lounge

DG window to the front, with a radiator, open fireplace, and picture rails.

Dining Room

Has a radiator, fireplace alcove, and an arch through to the kitchen.

Landing First Floor

Two DG windows to the sides, doors to rooms one and two, and the main bedroom. Stairs to the second floor and a loft hatch. Radiator.





Bedroom One

DG windows to the front and side. Has a radiator and picture rails.

Bedroom Two

DG windows to front and side, feature fireplace, and a radiator.

Bedroom Three

DG window to the rear. Radiator and feature fireplace.

Room One

DG window to rear with two heated towel rails and a feature fireplace. On the first floor.

Room Two

DG window to side. Has a radiator, airing cupboard, and a wash hand basin. On the first floor.



Landing Second Floor

DG windows to the side and rear. Radiator, with doors to bedrooms two and three, and shower room. Also has a loft hatch.

Shower Room

WC, wash hand basin with cabinet, and a shower cubicle with no shower attachment.

Rear Garden

3 steps up to the patio area. Side access to the front of the building. Has a tree and shrubs and an outside tap.

Agents Note

We have not tested if there any utility services to the property and cannot confirm if they are connected or are in working order. We ask interested parties to make their own inspection and raise enquiries in this regard.



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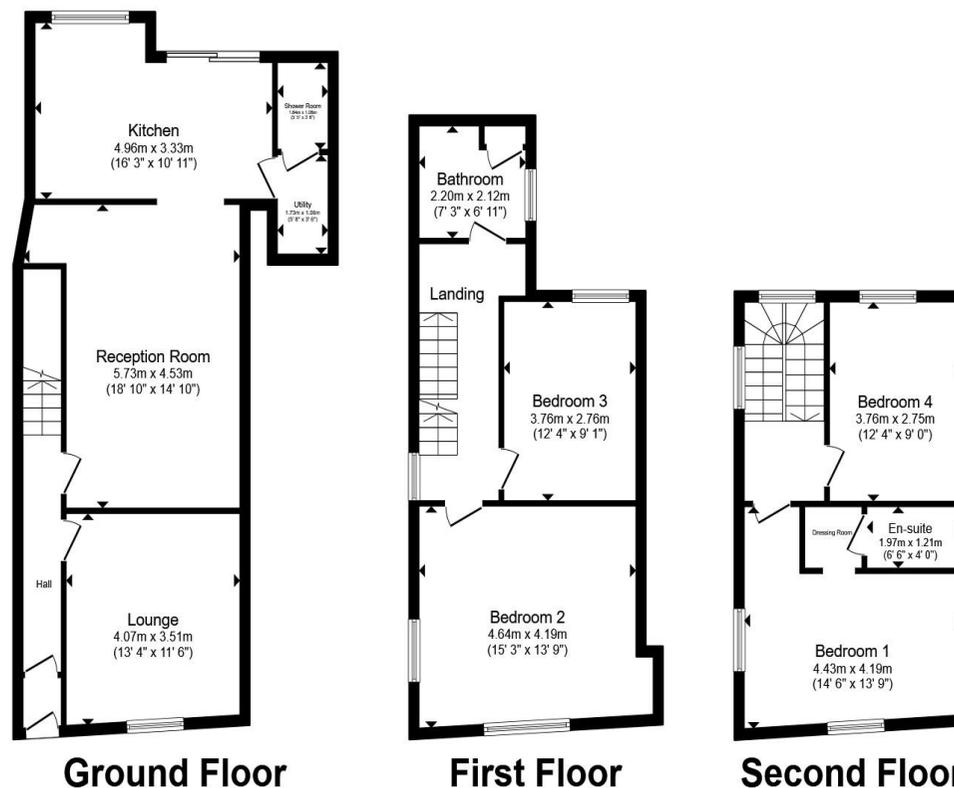
welcome to

Belmont Road, Tiverton

- Detached Town House
- Two Reception Rooms
- Character Features
- Rear Enclosed Garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£160,000



Total floor area 142.7 m² (1,536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
TVT106106 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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