



**Publisher House, Bampton Street, Tiverton, EX16 6AH**

**welcome to**

## **Publisher House Bampton Street, Tiverton**

A tasteful conversion, this contemporary two-bedroom flat is offered with NO ONWARD CHAIN. Features open-plan kitchen, living room, and dining room with a stylish fitted kitchen, breakfast bar, and curved feature wall. Ideally located, this flat is offered on a long lease. Contact for a viewing.

Situated in the heart of Tiverton town centre is a tasteful conversion of the Grade II Listed former Tiverton Gazette office. This contemporary two-bedroom flat has been finished to a high standard throughout and is offered to the market with a long lease and no onward chain.

Upon entering the property, a welcoming hallway provides access to all rooms. To the front of the flat is an open plan kitchen, living, and dining area, featuring a stylish fitted kitchen with a breakfast bar. The attractive curved wall adds a unique character and charm to the room, while the open plan layout creates a sociable and versatile living space. Flooded with natural light from three windows, this room feels bright and inviting.

There are two well-proportioned bedrooms, both positioned to the side of the property. Completing the accommodation is a contemporary shower room fitted with modern fixtures and fittings. Attractive oak-style internal doors throughout the flat add a touch of elegance and complement the property's modern finish.

This lovely flat is perfectly positioned to take advantage of everything Tiverton has to offer. Step outside and enjoy a fantastic selection of shops, cafés, and restaurants, all within easy distance thanks to its prime town centre location. Tiverton is renowned for its range of amenities, including excellent educational, leisure, and recreational facilities. For commuters, transport links are readily accessible, with easy access to transport links.

### **Hall**

On entering the property, the hall has doors to all rooms, a cupboard, a radiator, and spotlights.

### **Kitchen/Living Room**

The open plan kitchen/living room has a wall and base units, a breakfast bar, and splashback. There is a built-in cooker and hob, washing machine, fridge/freezer, extractor hood, and a one-bowl sink and drainer.

It also has two original sash windows with secondary glazing to the front, and a radiator.





### **Bedroom One**

Bedroom One has an original sash window with secondary glazing to the side, and a radiator.

### **Bedroom Two**

Bedroom Two has a radiator and an original sash window with secondary glazing to the side.

### **Shower Room**

Features a WC, a wash hand basin with a vanity mirror, and a shower cubicle.

### **Location**

Located in the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

### **Need To Part Exchange?**

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- Move stress-free with 14 days access to your home post completion.
- Your sale won't fall through, Spring Part-Exchange is guaranteed.
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### **Please Note**

We will endeavour to use the photographs/measurements of the actual property but may also show pictures/measurements of the show home, similar plots and/or computer-generated images. Our virtual/360 tours will be of the development show homes. Floorplan images may be handed.

### **Office Hours**

Mon-Fri: 9am - 5:30pm  
Sat: 9am - 2pm  
Sun: Closed

### **Agents Note**

Please note the date of the leasehold will be for 125 years from the date of sale. The property is Grade II Listed and is therefore exempt from an EPC. It also lies in a conservation area. This property benefits from a 10 year New Homes Warranty, and warranties for electric, and plumbing Warranty from 2026.



**view this property online** [fox-and-sons.co.uk/Property/TVT106241](https://fox-and-sons.co.uk/Property/TVT106241)



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## Publisher House Bampton Street, Tiverton

- Two Bedroom Flat
- Open Plan Kitchen/Living/Dining
- Two Bedrooms & Shower Room
- LONG LEASE
- NO ONWARD CHAIN

Tenure: Leasehold

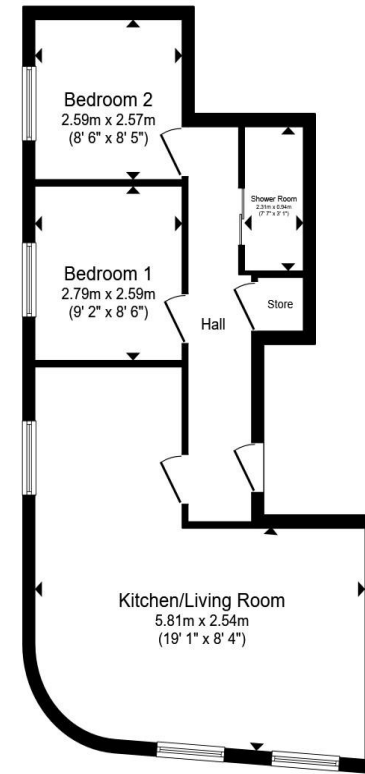
EPC Rating: Exempt

Service Charge: 1502.50

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Total floor area 51.8 m<sup>2</sup> (557 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](http://www.propertybox.io)



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Property Ref:

TVT106241 - 0004

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.



**01884 256041**



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