



2 South View Terrace



Cullompton 3.5 Miles | Tiverton 5 Miles |
Exeter 14 Miles

INVESTMENT OPPORTUNITY: A high yielding investment opportunity of 3 self contained 1 bedroom flats each with a parking space, with an established rent roll, future development potential and garden land.

- High Yielding Investment
- 3 Self Contained Flats
- Established Rent Roll
- Future Development Potential
- Generous Garden Land & Parking
- Walking Distance Village Amenities
- M5 J27 & J28 4 Miles
- Cullompton 3.5 Miles
- Council Tax Band: A, A, A
- Freehold



DESCRIPTION

An excellent investment property with an established rent roll of £19,800 per annum (2026), giving a current gross yield of 6.7% but with potential to review. Originally the whole building was converted by the current owners and Flat 2B was refurbished in 2022. The property has vehicle access to the rear providing parking for each flat, as well as a redundant garage and gardens extending to approximately 0.061 acres. The garden land offers potential for future development subject to the necessary consents. Consent was given in 2006, now lapsed, REF: 06/00388/FULL.

The property is situated within walking distance of several large employers and the village amenities which include Co-op, store/post office, primary school, church, sports/tennis club, Spar/petrol station. The M5 can be accessed at either J27 or J28, both within 4 miles.

SERVICES

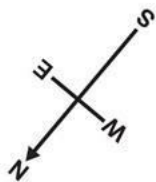
Mains Electricity, Water and Drainage.
Electric Heating.
Ofcom predicted broadband services – Standard, Superfast & Ultrafast broadband available.
Ofcom predicted mobile coverage: Internal - O2 & Vodafone. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: [///interview.straws.labs](https://www.what3words.com/#!/interview.straws.labs)
Google Drop Pin:
<https://maps.app.goo.gl/MgZqgLS81qsoYwFY9>

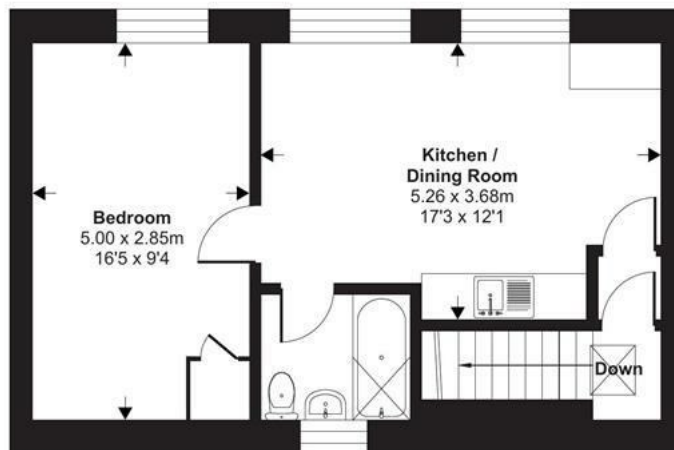
Guide Price £295,000



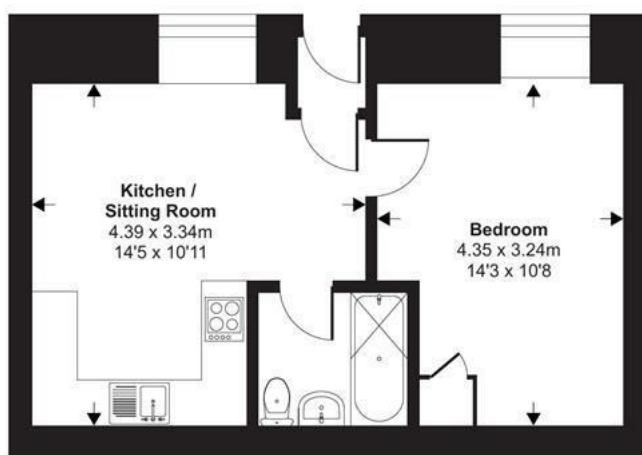


Approximate Area = 1217 sq ft / 113 sq m

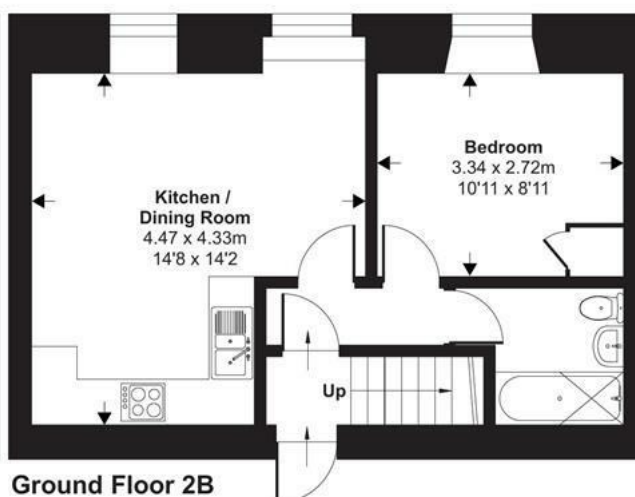
For identification only - Not to scale



First Floor 2C



Lower Ground Floor 2A



Ground Floor 2B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1509091

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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