Guide Price £110,000

seddons









Flat B, 2 St. Aubyns Villas, Tiverton, EX16 4JB

- **Character property**
- **Stunning views**
- **Enclosed terrace**
- **Garage**
- **2 Bedrooms**
- **Parking**
- **Gas central heating**
- **Peaceful position**

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

2 St. Aubyns Villas, Tiverton EX16 4JB

A 2 bedroom, ground floor flat set within the stunning grounds and views of Aubyns Villas. On the market with No Onward chain, and benefits from a garage and parking.

2 | 1 | 1 | D | Council Tax Band: A







A 2 bedroom, ground floor flat set within the stunning grounds and views of Aubyns Villas. On arrival you are presented with beautiful exterior design of these private dwellings, with parking directly outside.

The entrance is up a short flight of steps and into the porch, The kitchen has wall and base units, plumbing for white goods, and would benefit from some updating.

The living room is a generous and bright space, with large windows, picture rails, and ceiling decoration that really compliment the Victorian presence of Aubyns Villas.

The Shower room is tiled throughout with a cubicle corner shower, hand wash basin, and w/c.

The first double bedroom has a double aspect and access to the enclosed terrace and far reaching views out over rear gardens and the rolling hills of Knightshayes beyond.

The second double bedroom is again a large, bright room, with access to the terrace and its far reaching views.

The current owner has occupied the property since 1997 but is now offering the opportunity for a new owner to update and renovate this character 2 bedroom flat.

The property also has the benefit of a parking spot, and a garage, although it would benefit from some updating.

The location provides good access to roads linking to North Devon, and the M5 North and South.

Tiverton town centre provides shops, cafe's, restaurants, a hospital, and wellbeing facilities and is around a 5 minute drive from the property.

One of Tiverton's treasures is the Grand Western Canal, a horse drawn barge company offering barge trips, light lunches, and a tea room, perfect for cycling, running, or walking with an 11 mile tow path along a picturesque route, and passing through neighbouring villages along the way is just a short walk from Aubyns Villas.

Utilities
Mains Electric, gas, water, and drainage

Tenure
Leasehold (125 years, with 78 years remaining)
£50 per month contribution to a maintenance account.

Local authority
Mid Devon District Council



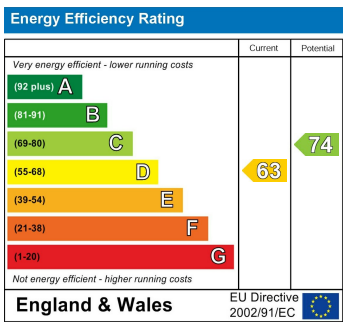
Directions

What3words - season.intro.bike

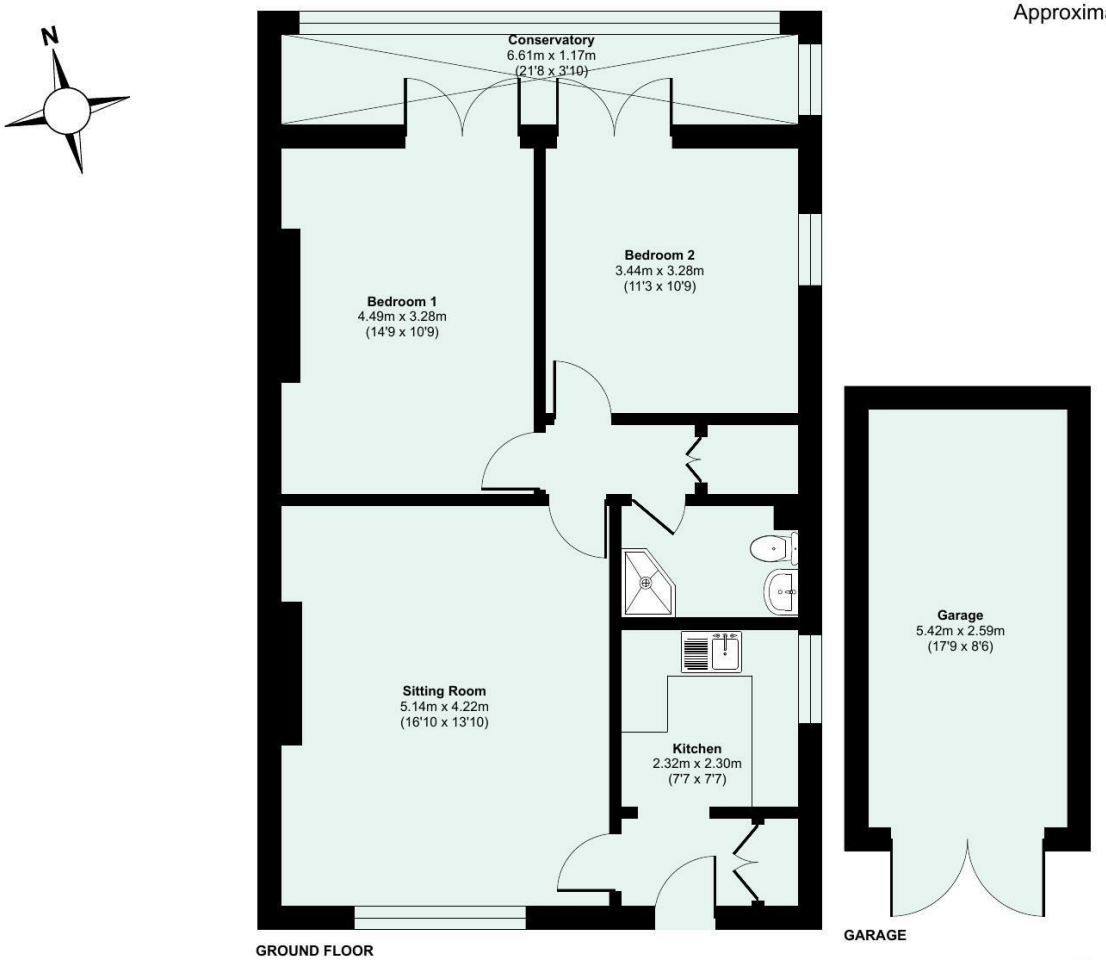
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating: D



Approximate Area = 816 sq ft / 75.8 sq m
Garage = 151 sq ft / 14 sq m
Total = 967 sq ft / 89.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1536041





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