

# St. George's Court

Award winning waterside development of  
apartments & houses



3 Rivers  
DEVELOPMENTS



## Award winning waterside development of apartments & houses

St. Andrew Street, Tiverton EX16 6FT

A superb brand new development of stunning riverside apartments and houses situated in the very heart of the Tiverton Conservation Area and with all the extensive amenities of the town centre on the doorstep, making it a perfect base from which to enjoy the very best of Devon living.

The properties offer fine views of the River Exe and across this historic market town to the surrounding fields and hills, while the overall design uses the topography of the site to the very best effect by incorporating buildings which are stepped up the site and which blend with the existing townscape, including the Church of St George and the impressive Town Hall.

Each apartment benefits from its own balcony providing all-important outdoor space. There is full gas-fired central heating, NorDan premium double glazing, and allocated parking which includes a secure underground parking bay. Passenger lifts provide excellent access to all floors and there is an industry-standard LABC warranty offered with each property.

**3 Rivers Developments** Limited is a local, independent, award winning house builder with a reputation for constructing high quality homes, using the best materials, professional craftsmanship and design standards.



**3 Rivers**  
DEVELOPMENTS



Enjoy the very best of Devon living

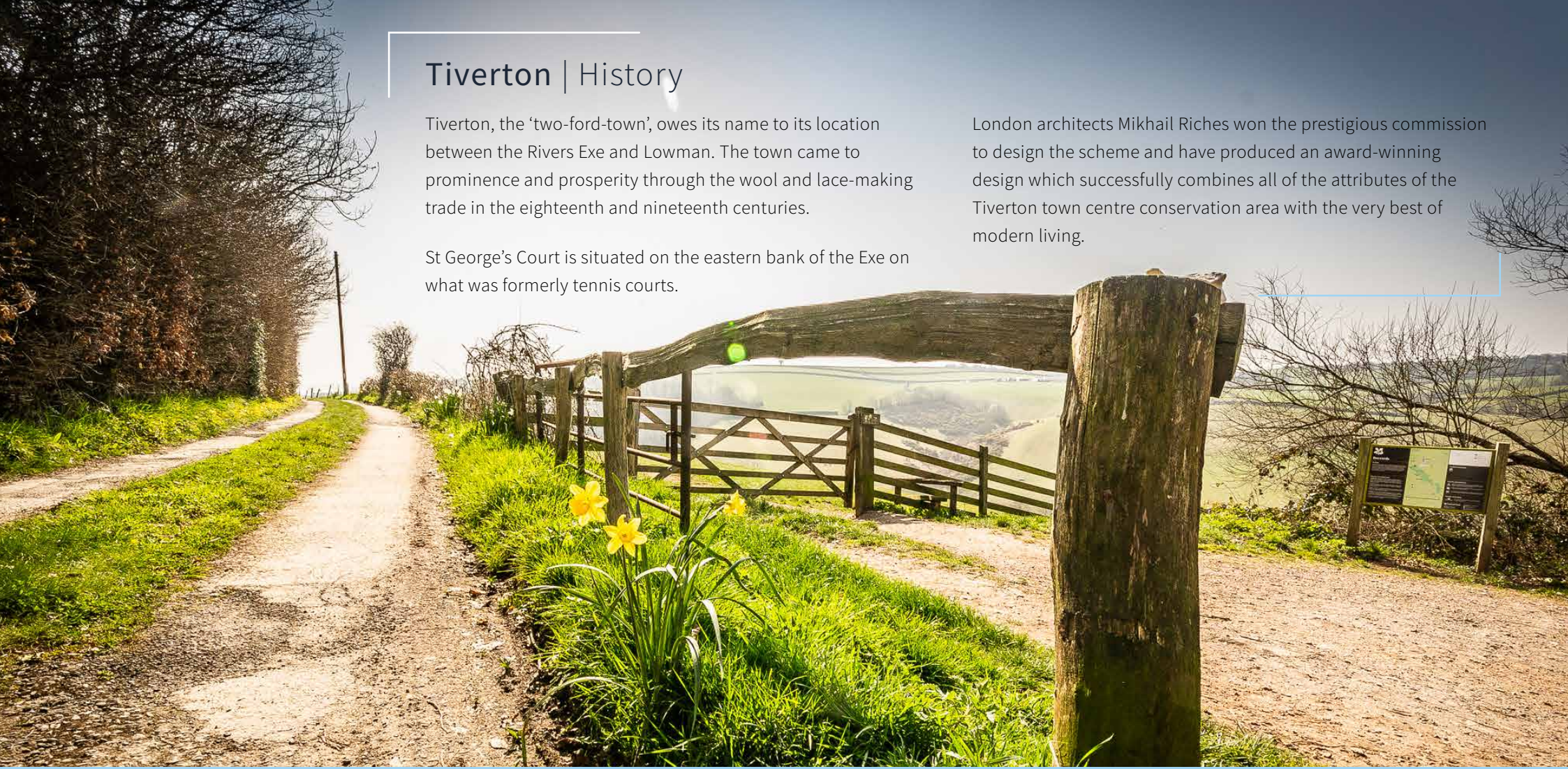


## Tiverton | History

Tiverton, the 'two-ford-town', owes its name to its location between the Rivers Exe and Lowman. The town came to prominence and prosperity through the wool and lace-making trade in the eighteenth and nineteenth centuries.

St George's Court is situated on the eastern bank of the Exe on what was formerly tennis courts.

London architects Mikhail Riches won the prestigious commission to design the scheme and have produced an award-winning design which successfully combines all of the attributes of the Tiverton town centre conservation area with the very best of modern living.



Bickleigh Castle



Blunde's Private School



Tiverton Town Hall



Fishermans Cottages





## Tiverton | Connectivity

Tiverton is a thriving market town situated in the beautiful River Exe valley 13 miles north of the cathedral city of Exeter, 18 miles from Taunton in the east, and 30 miles south-east of Barnstaple on the North Devon coast. Excellent transport links include the A376 North Devon link road which connects with the M5 motorway (8 miles). Tiverton Parkway railway station provides mainline services to London Paddington and there are regular bus services to Exeter. Exeter International airport is just off the motorway 24 miles to the south.







Haytor, Dartmoor



Farr Steps, Exmoor

## Tiverton | Leisure & pleasure

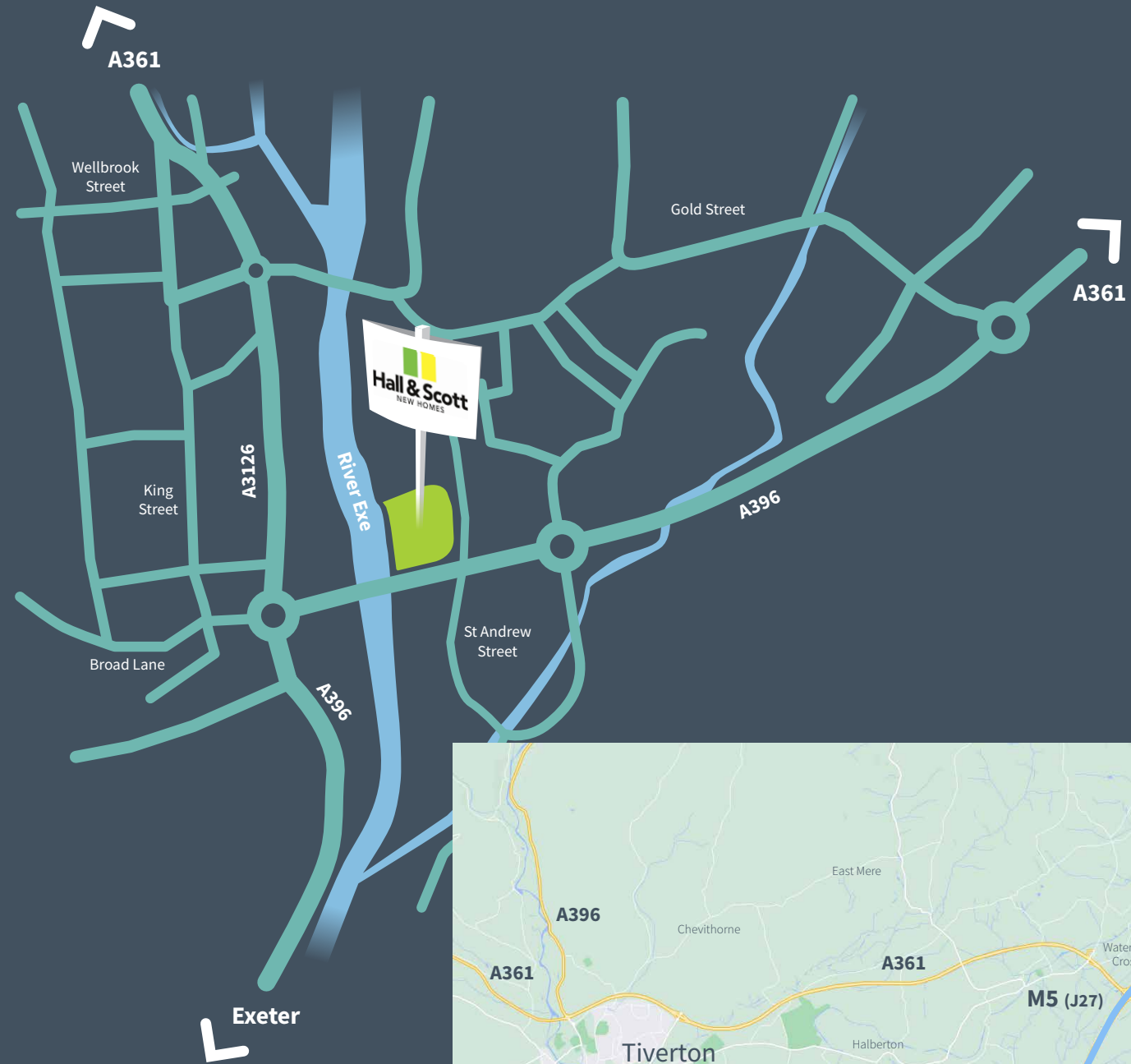
The town itself provides a host of excellent amenities which include a leisure centre, pannier market, a cinema, numerous pubs and restaurants, and a cinema. Sporting interests are well catered for and include football, rugby, cricket, golf, and hockey clubs. Tiverton is also home to the Mid-Devon Agricultural Show held every July, and Blundell's School is one of the premier public schools in the region.





River Exe





## To visit St.George's Court

Postcode:  
EX16 6FA

what3words:  
sculpture.dose.shady

## Trains

Mainline train link to Bristol/London & Plymouth.



## Ongoing Management

Each apartment owner will have an equal share in the overall freehold of St George's Court. Hall and Scott have been appointed as the managing agents who will administer the day to day running of the development. This will include organising the maintenance budgets, collecting service charges, arranging repairs, cleaning, and insurances.

## Tenure

The apartments will be sold with new 999 year leases.  
The houses will be freehold.

## Specification

- NorDan premium double glazing
- Gas central heating
- Fitted kitchens with integrated appliances
- Quality bathrooms
- Security intercom
- Passenger lifts to all floors
- LABC warranty
- Allocated parking spaces.
- Electric vehicle charging points
- Bicycle store
- Recycling store



## Disclaimer

This document is intended to provide an indication of the general style of the development. Computer generated images are indicative only. We operate a policy of continuous development and individual features such as elevational treatments may vary from time to time. To this end, any drawings, photographs and computer generated images shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, 3 Rivers reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Travel times and distances are approximate. All details are correct at time of going to print.





For more information, contact:

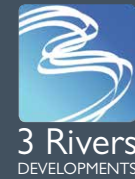


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