



32 Fairby Close, Tiverton , EX16 6AB
Asking Price £160,000

Boasting a prime location just a stone's throw away from local amenities and conveniently situated approximately one mile from the vibrant town centre, this charming two-bedroom ground floor flat is the perfect blend of convenience and comfort.

Description

The spacious living area features a modern, fitted kitchen with ample storage space and room for a dining table, perfect for enjoying meals with family or friends. The double bedroom offers plenty of space for a comfortable night's sleep, while the single bedroom includes fitted wardrobes for convenient storage. The family bathroom is well-appointed and includes all necessary amenities. Electric heating throughout the flat ensures you stay cosy and warm during the colder months.

Outside, the property boasts a small garden, ideal for relaxing outdoors or entertaining guests. Additionally, allocated parking ensures you always have a convenient place to park your vehicle.

Located close to local amenities, this ground floor flat offers convenience and comfort in a desirable area. Don't miss out on this fantastic opportunity to make this property your new home!

Tenure, Council Tax and Services

Mains electricity, water and drainage.
Council tax band B.

999 Years From 1 October 2005 - 981 years remaining.
As of 2024 the Service charge is £1,000.00 per annum.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

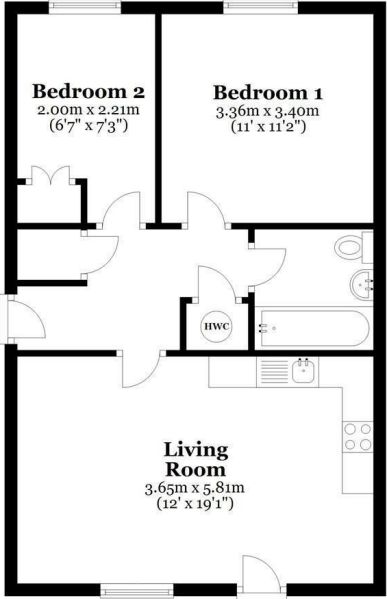
Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Ground Floor



This plan is for guidance only and is not to be relied upon. Measurements are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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