

15 Massey Road, Tiverton , EX16 6FG  
Offers In Excess Of £149,950

Welden  
**Edwards**  
Supporting your every move

An immaculately presented one bedroom, first floor apartment located in the desirable Moorhayes area. Benefiting from a large bedroom, modern open plan living, as well as 2 parking spaces. Call us today to arrange a viewing of this fantastic home!!

**Description**

Welcome to this luxurious first-floor apartment, offering a private entrance on the ground floor leading up to a contemporary living space. The open-plan layout features a spacious lounge/dining room with dual aspect windows, seamlessly connected to the modern fitted kitchen equipped with sleek wall and base units, a built-in oven, ample storage, and convenient appliance space. A small inner hallway provides access to the generously sized double bedroom, complete with a built-in double wardrobe for added convenience. The bathroom exudes elegance with a bath, shower over, WC, and hand basin.

Outside, the convenience continues with parking for two cars in a tandem layout, ensuring ease and accessibility. Perfect for investors, this property presents a fantastic buy-to-let opportunity with a potential rental income of £700 per calendar month. Don't miss the chance to own this exceptional residence that combines style, functionality, and great investment potential.

**Services, Council Tax and Tenure**

Mains gas, electricity, water and drainage.  
 Council tax band A.  
 Leasehold tenure - 999 years from 1 October 2005  
 The vendor informs us there is no ground rent or management fee.

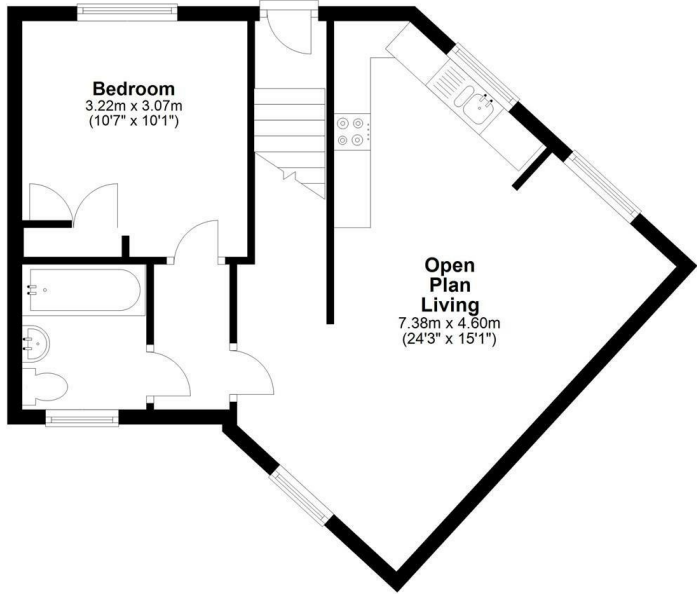
**Broadband Speeds:**  
 Standard 7 Mbps  
 Superfast 80 Mbps  
 Ultrafast 1000 Mbps

**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.

**First Floor**



Total area: approx. 44.4 sq. metres (477.4 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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