



**Sunnyside House , Halberton, Tiverton , Devon EX16 7AU**  
**Asking Price £149,000**

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This impressive two-bedroom apartment is now available on the market with no onward chain. Boasting a spacious lounge, a well-appointed kitchen diner, shared garden, and allocated parking space, this property offers a fantastic opportunity for a new homeowner.

### Description

Upon entering the spacious entrance hall, you will discover doors leading to all rooms within the apartment.

Both Bedroom One and Bedroom Two are great size double rooms, offering the luxury of a shower cubicle, hand basin, and built-in cupboard space for added convenience.

Towards the rear of the property, you will find a generously proportioned lounge featuring a stylish fireplace and ample space for your living room furnishings.

The kitchen is equipped with a selection of oak-effect base units, providing plenty of storage space, along with a built-in oven and hob. There is also ample room for a dining table and chairs.

Externally, residents can enjoy a charming communal garden and benefit from an allocated parking space for added convenience.

### Council Tax, Tenure & Services

999 year lease with 977 remaining  
 25% of the freehold  
 £700.00 Per Annum Service Charge  
 Council Tax Band B  
 Mains Gas, Electric, Water & Drainage

Broadband Speed  
 Standard 16 Mbps  
 Superfast 80 Mbps  
 Ultrafast 900 Mbps

### Halberton

Halberton is a small village just outside of Tiverton and has a range of local amenities including a popular farm shop, a pub and a village hall. Tiverton is a market town 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](mailto:sales@weldenedwards.co.uk).

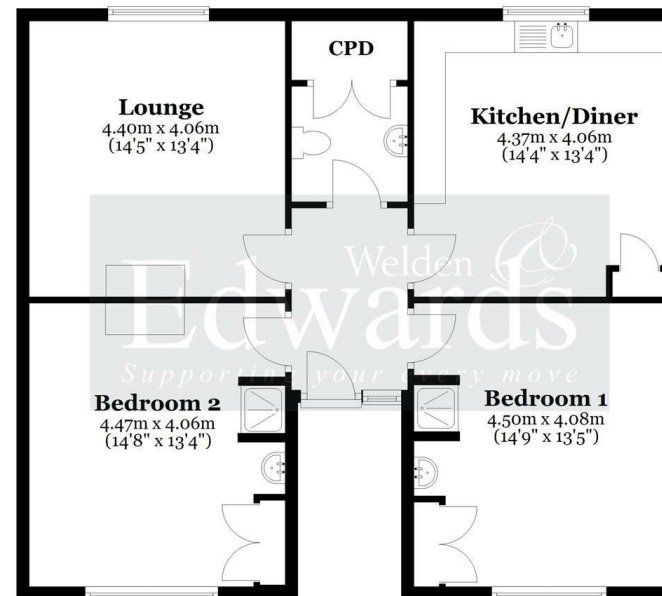
### Disclaimer

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>	<b>48</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	



### Top Floor



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

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

**53 Bampton Street, Tiverton, Devon, EX16 6AL**  
**Tel: 01884 257 997**  
**[sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk)**

