



MEAD
Please ensure that your car is parked with due consideration to the flow of traffic in the block and to the safety of all residents.

12 Tidcombe Walk, Tiverton, EX16 4FB
Offers In The Region Of £195,000

Welden 
Edwards
Supporting your every move

A very well presented two bedroom ground floor apartment situated within a quiet, sought after area. The apartment benefits from two double bedrooms and spacious living accommodation, plus its close proximity to the Old Railway Line enjoys easy level access to the town centre.

Description

This ground apartment is ready to move into, with natural decoration and carpets. The front door opens into a spacious entrance hallway with storage cupboards and internal doors to all rooms.

To the left, the lounge is large and spacious and overlooks the wooded green space to the front of the building through the large windows. The kitchen is adorned with a good range of wall and base units in a modern yet characterful cream hue, plumbing for a washing machine and space for a fridge freezer. Two windows allow in great natural light, sharing similar views as the lounge.

The main bedroom is a large double with double built in wardrobes. There is an ensuite shower room with a tidy white suite and a shower enclosure. There is a further good size double bedroom and a family bathroom offering a shower over the bath.

Outside, there is a carport parking space with storage space.

Council Tax, Services, Tenure & Fees

Council tax band B.

Mains gas, electricity, water and drainage.

Leasehold - 199 Years From 1 November 2005

There is an annual open space management fee of approx £256.

We are advised the service charge for the block is approximately £1700pa.

We are advised of a yearly ground rent charge of approximately £270.

Tiverton

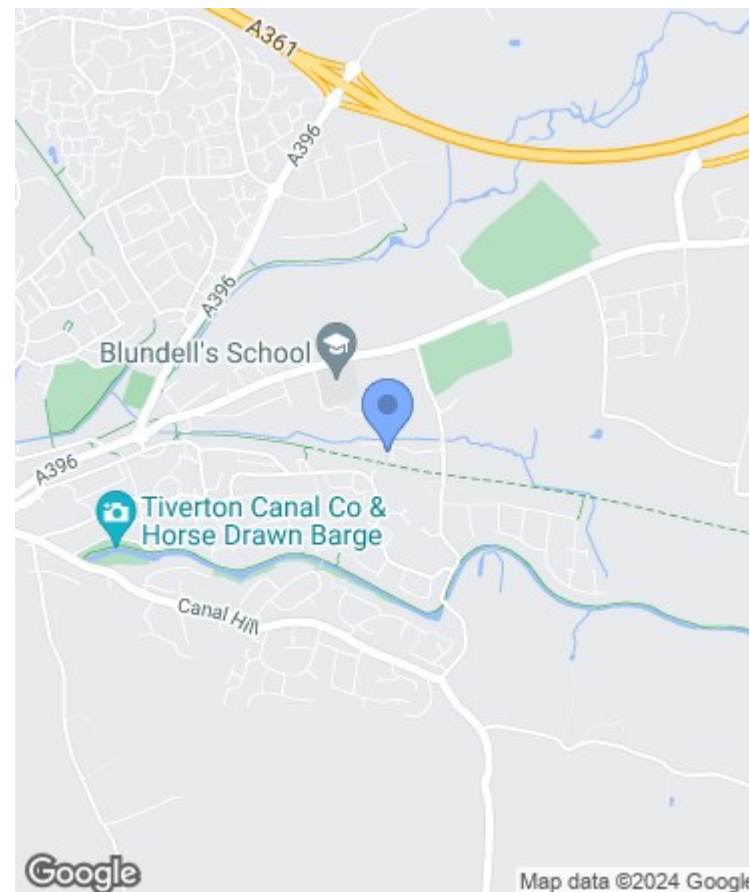
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.


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.

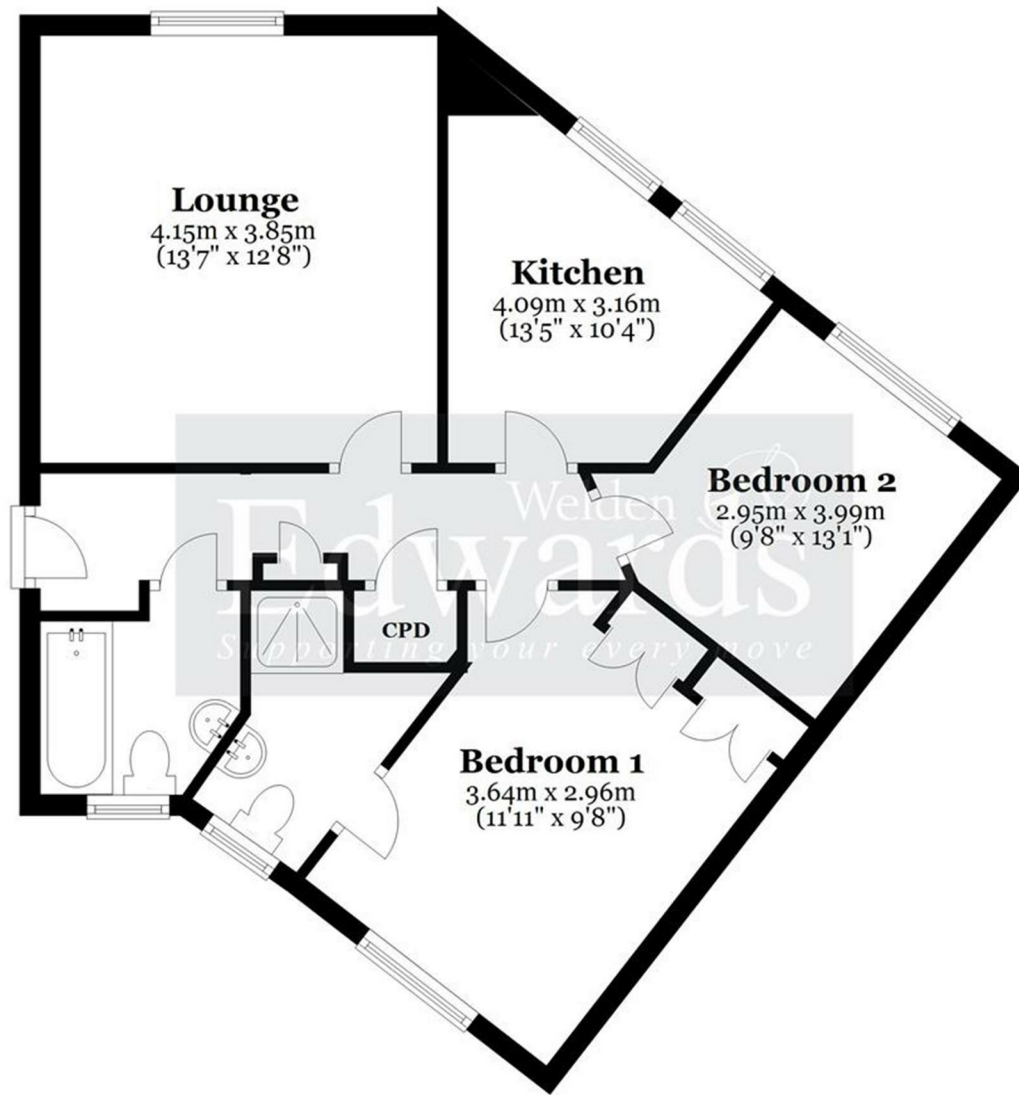
Disclaimer

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor



Total area: approx. 60.4 sq. metres (650.4 sq. feet)

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



