



40 Webbers Way, Devon, EX16 6FB
Asking Price £160,000

This lovely one bedroom ground floor flat located in the popular Moorhayes development. It features off-street parking for one vehicle and a low maintenance rear garden. No Onward Chain.

- One Double Bedroom
- Ground Floor Flat
- Popular Moorhayes Location
- Parking For One Car
- No Onward Chain
- Open Plan Living

Description

This fantastic ground floor property, offered with no chain, invites you in through a private front door into a generously proportioned entrance hall complete with ample storage options. The lounge/diner is a spacious and versatile area, ideal for unwinding or hosting gatherings. The stylish kitchen boasts sleek cream gloss units, charcoal worktops, and high-end built-in appliances.

The tastefully tiled bathroom is equipped with a luxurious bath and shower for utmost comfort. The bedroom is a peaceful retreat, featuring built-in wardrobes and plenty of room for personal touches. Step outside to discover the rear garden, featuring a charming stone-chipped area perfect for alfresco dining and basking in the sun. Added convenience is provided with a private off-road parking space. This property truly offers a flawless blend of style, comfort, and practicality.

Tenure, Council Tax, & Services

Leasehold - 999 year lease from 1st October 2005

Council Tax Band - A

All Mains Connected

There is a yearly management charge of £170.00.

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.

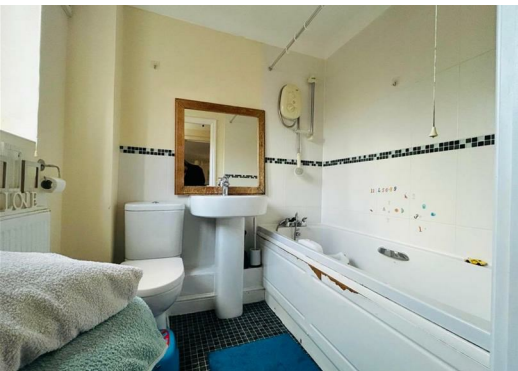
Tiverton

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.

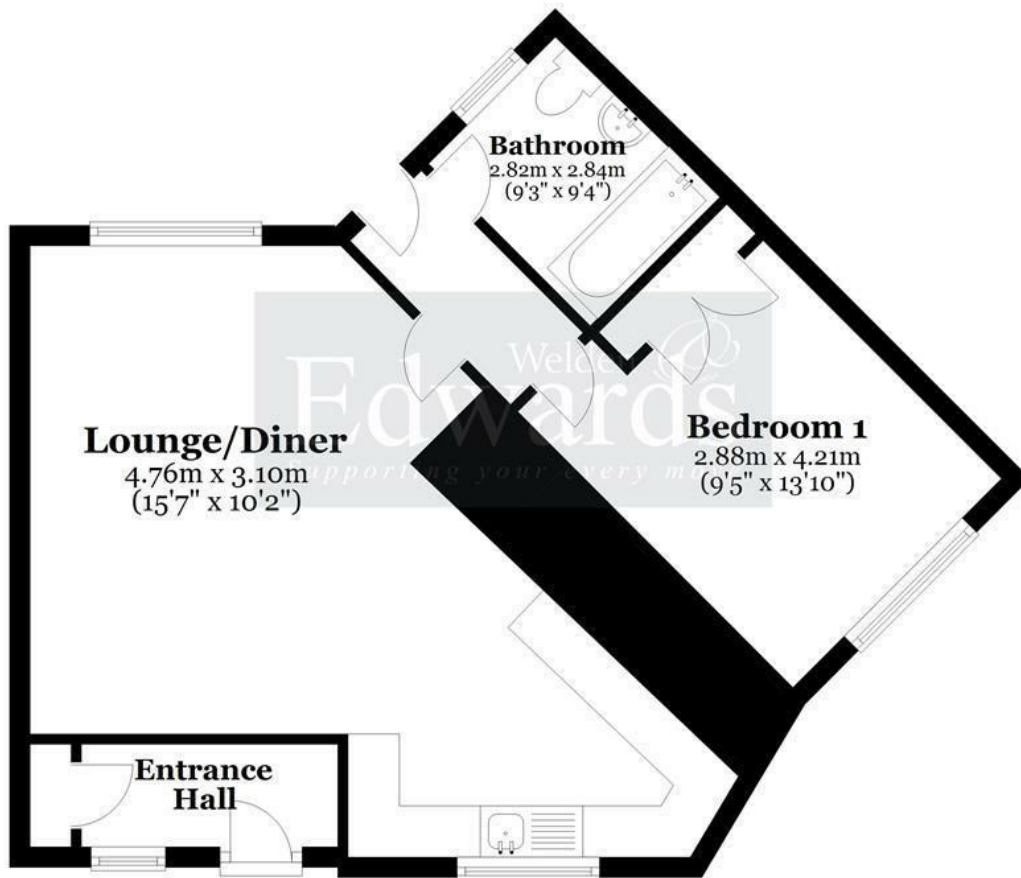
Disclaimer

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.





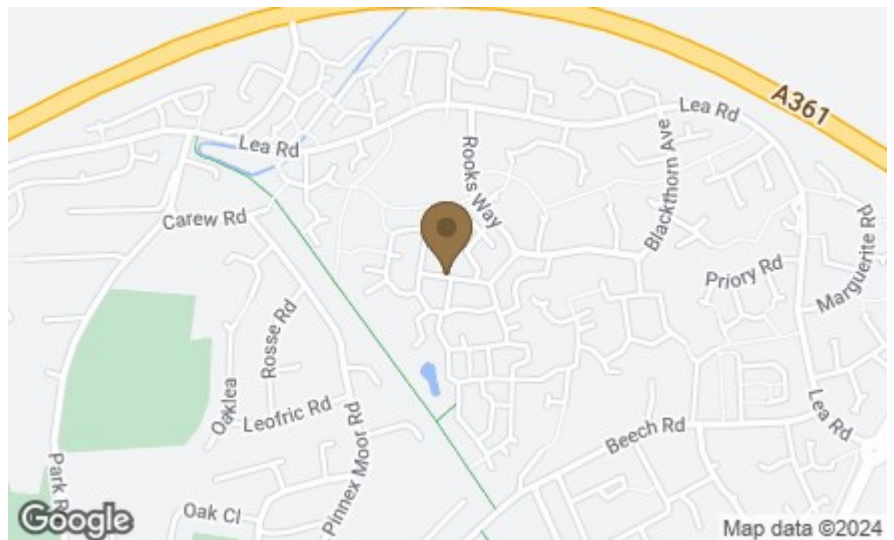
Ground Floor



Total area: approx. 51.5 sq. metres (554.2 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	