



**46 Popham Close, Tiverton, EX16 4GA**  
**Offers In Excess Of £195,000**

Welden   
**Edwards**  
*Supporting your every move*

# ***Offered to the market with no onward chain is this fantastic two/three bedroom, top floor flat. In need of decorative improvement, this property benefits from two/three double bedrooms, spacious lounge, and an off road parking space.***

## **Description**

Stepping into the inviting bright apartment building, you are greeted by a wide and airy hall that offers both a staircase and a lift to take you up to the second floor.

Upon reaching the top floor, the apartment's entrance lobby proves to be a convenient space for storing shoes and coats. Opening the door, you are met with a hallway that leads to all rooms.

On the left, the kitchen beckons with its array of wall and base units, integrated oven, hob, and extractor fan. It boasts space for a fridge freezer and plumbing for a washing machine. Adjoining the kitchen is the dining room, which can easily double up as a third bedroom if needed. Continuing down the hall, you'll find the bright and spacious lounge, bathed in natural light, offering the perfect retreat to unwind at the end of the day.

The master bedroom, Bedroom One, presents itself as a generously sized double bedroom with the added luxury of an ensuite featuring a shower cubicle, WC, and hand basin. Bedroom Two is also a substantial room, perfect for guests or family members. Completing the layout of this magnificent apartment is the bathroom, equipped with a bath with shower over, WC, and hand basin.

Outside, the property boasts a parking space for one car and a communal garden where you can enjoy some outdoor relaxation.

## **Council Tax, Tenure & Services**

Council Tax Band - C

All Mains Connected

Leasehold - 150 years from 01 June 2004

There is an annual service and maintenance charge of £2211.

## **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).

## **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.

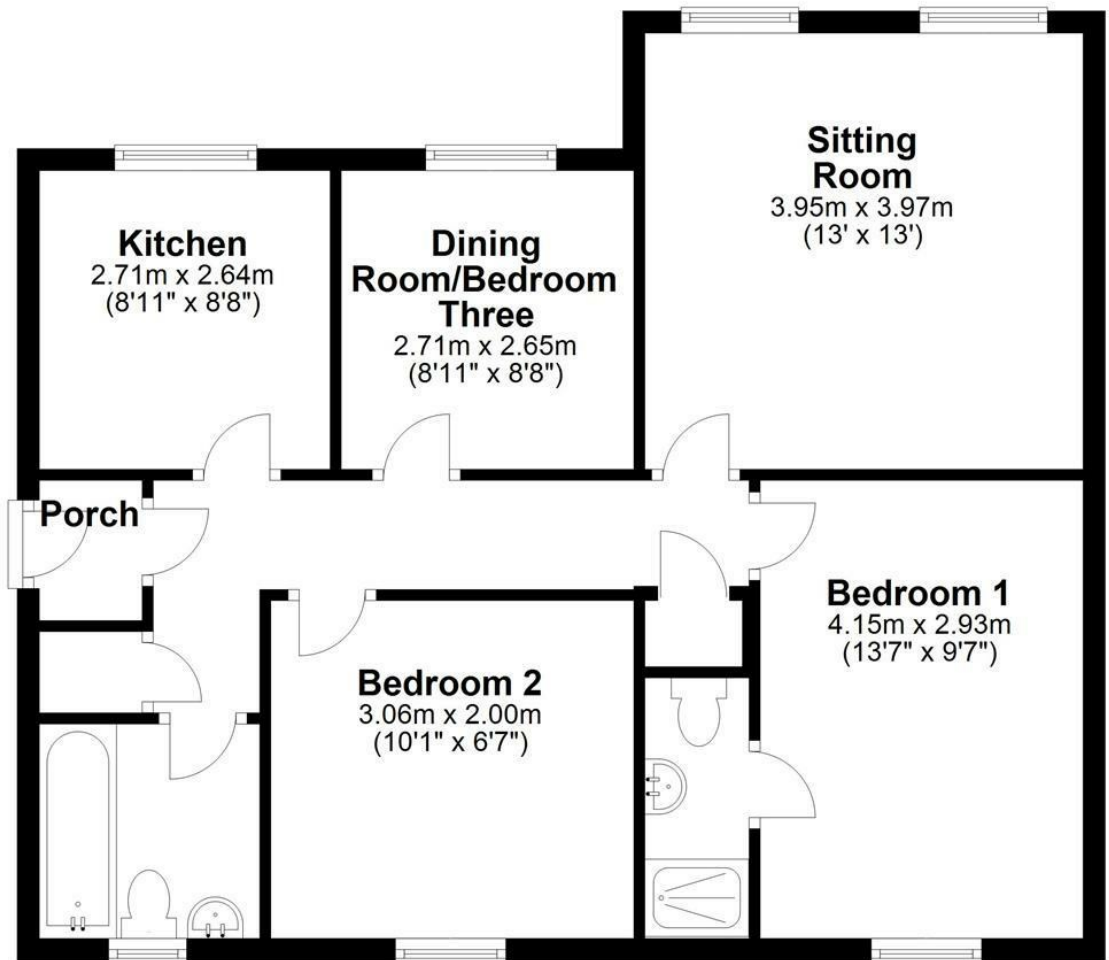
## **Disclaimer**

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

Approx. 71.0 sq. metres (764.3 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 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) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

