



46 Popham Close, Tiverton, EX16 4GA
By Auction £145,000

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.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained.

There is no requirement or indeed obligation to use these recommended suppliers or services.

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.

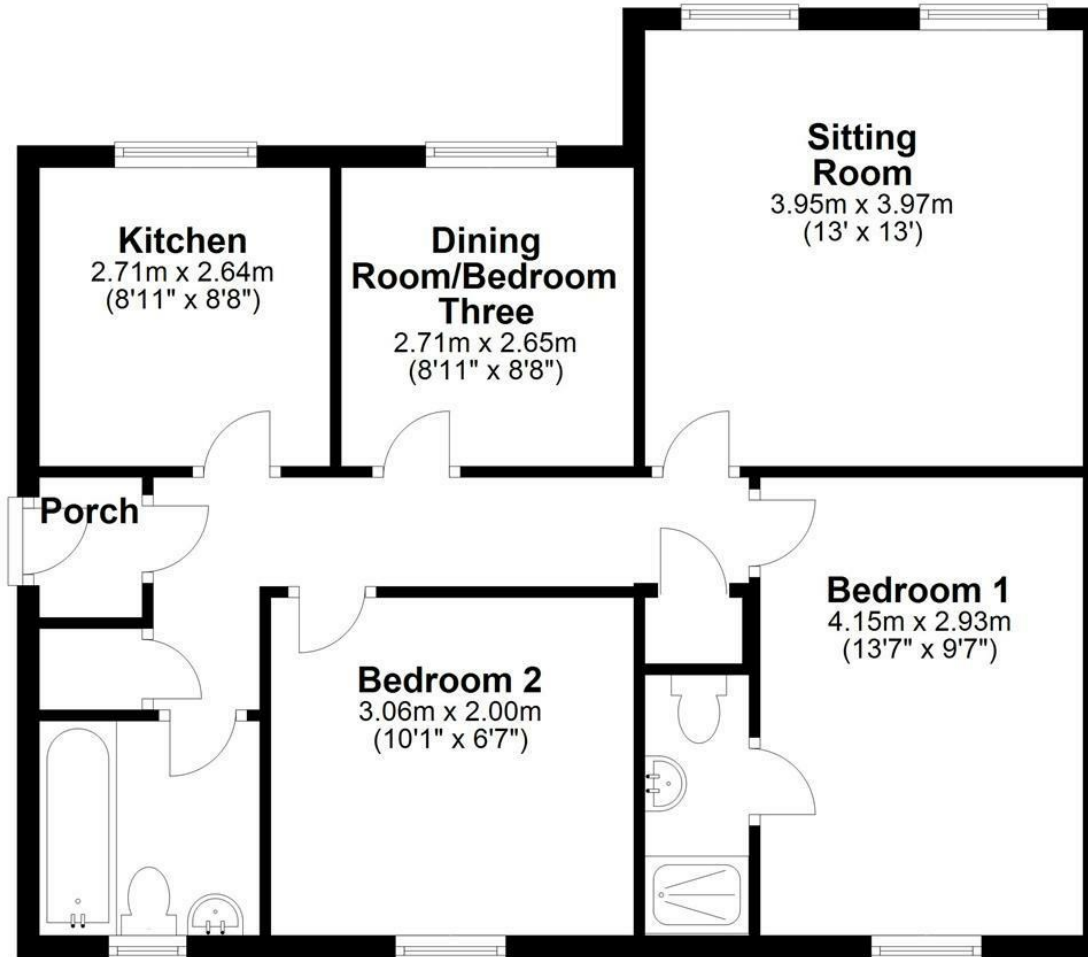
Disclaimer

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) A		
(81-91) B	79	79
(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 