



rie



LILLY NAILS
NAILS • BEAUTY • SPA
Tel: 01884 798170

LILLY NAILS

Hays Travel

32



Opening Times
Monday - Saturday
9.00am - 6.30pm

Waxing
Nails
Pedicures
Manicures
Shellac

Travel money
HAND-PICKED HOLIDAYS
LATE DEAL HOLIDAYS

32A Bampton Street, Tiverton, Devon EX16 6AH
£130,000

Welden
Edwards
Supporting your every move

A well presented two bedroom apartment, conveniently located within the town centre with a large lounge/diner with a kitchen area, two double bedrooms and two bathrooms. Council Tax band A.

Description

Nestled within the heart of the bustling town centre, this exceptionally spacious first floor flat offers a delightful retreat for those seeking comfort and convenience. Stepping through the front door, you are greeted by a welcoming hallway that sets the tone for the rest of the property.

To the left, the first of the two double bedrooms, featuring a well-proportioned layout and a generously sized front-facing window that floods the room with natural light, creating a serene ambiance. Across the hallway, the second double bedroom mirrors the same characteristics, providing ample space for relaxation and rest.

Conveniently located adjacent to these bedrooms are two well-appointed bathrooms, designed for both functionality and style. The first bathroom boasts a shower cabin, sink, and toilet, while the second bathroom offers a bath, complemented by a sink and toilet, providing options for every preference.

As you make your way into the expansive living area, you'll find an open plan kitchen/lounge that is perfect for both entertaining and everyday living. The kitchen is equipped with a built in oven and hob and ample storage space, while the lounge area is bright and airy, enhanced by two large front-facing windows that offer views of the town and flood the room with sunlight. The space also offers plenty of room for a dining area, creating a seamless flow for gatherings and relaxation.

In summary, this thoughtfully designed and conveniently located flat strikes the perfect balance between comfort and practicality, offering a tranquil haven within the vibrant town centre.

Services

- Electric Heating
- Mains electric, water and drainage
- Council Tax band A
- 125 year lease from 29th of September 2006
- Ground rent - £150 pa
- Quarterly maintenance - £201.01
- Annual Service Charge - £804.04
- Broadband speed - Standard: 23mbps, Ultrafast: 900mbps

Tiverton

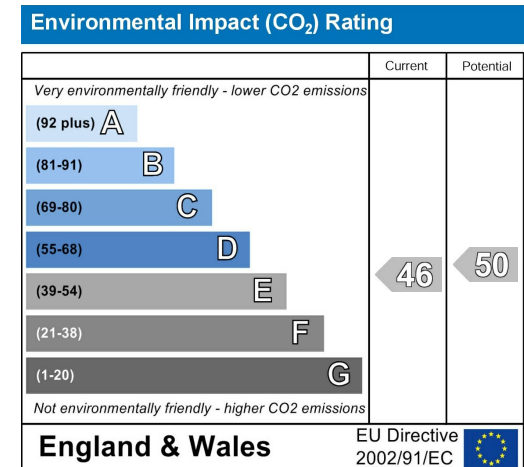
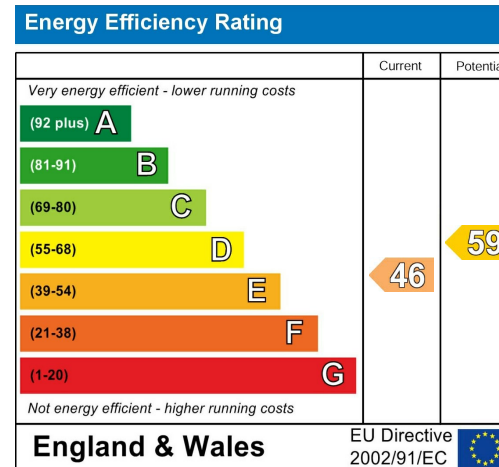
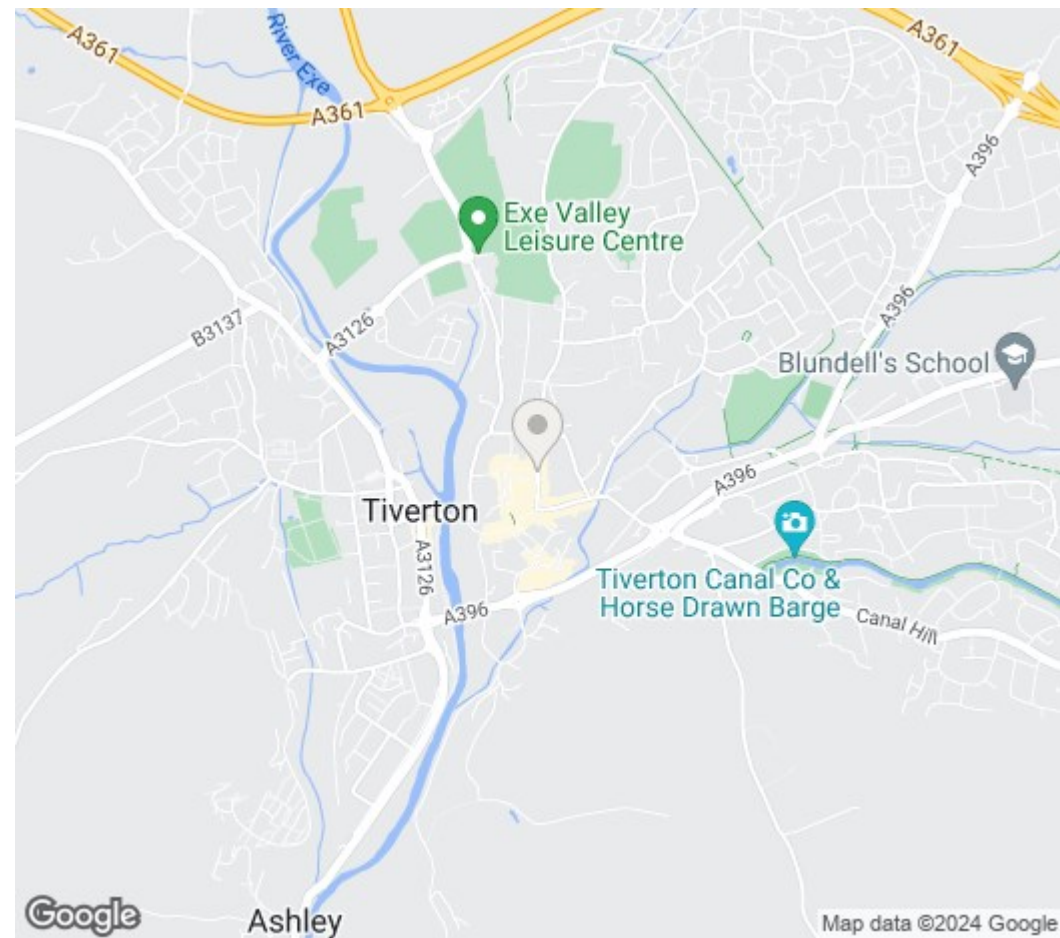
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

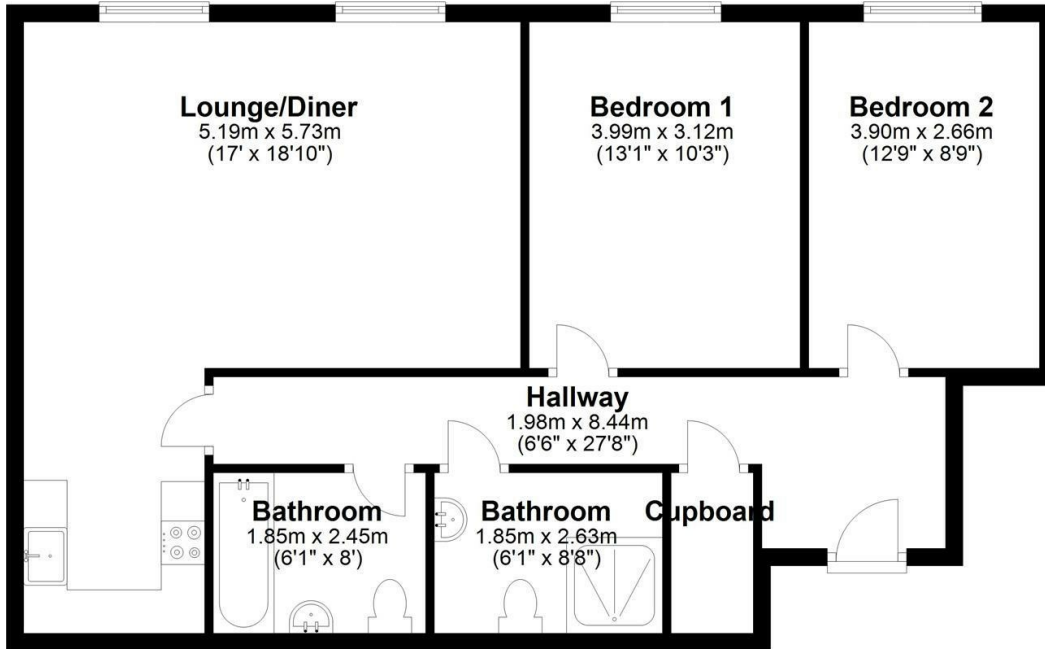
Disclaimer

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.



Ground Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



Total area: approx. 81.1 sq. metres (872.9 sq. feet)

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



