



**15 Popham Close, Tiverton, Devon EX16 4GB**  
**Asking Price £220,000**

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

A two/three bedroom apartment situated in the popular Popham Close development. Benefiting from a lift in the building for access to the first floor. A designated parking space in a private courtyard also comes with the apartment.

**Description**

The flat is located within a shared building which is extremely maintained by the management company and offers a secure entry phone system into the building. This flat is located on the first floor and can be accessed via a lift from the ground floor. A doorway opens out into a private porch area which offers space to store coats and shoes out of the way. The front door opens out into a well lit hallway with access to the kitchen on the right.

Lined with smart wooden wall and base units and a built in oven and hob, plus plumbing for a washing machine and dishwasher, the kitchen is a great social space and is filled with natural light by the large window to the end. The kitchen itself is lined with easy to clean Amtico flooring and white splashback tiles. The bathroom opposite the kitchen is a great size and houses a WC, hand basin and bath with an overhead shower. The second bedroom is a good sized double and benefits from two fitted wardrobes which is a great additional storage option. The dining room is a great focal place for the flat and offers room for a dining table and additional furniture if needed. This room has the versatility to be a third bedroom should you prefer. The primary bedroom on the left is a great size and allows room for a double bed and additional furniture if needed and also benefits from a fitted wardrobe. The en-suite is neutrally decorated and occupies a shower cubicle, WC and hand basin. The lounge is a great selling point for the property offering a dual aspect view out over the town. It has space for a large seating area and a side board if needed.

Outside the flat is situated within stunning communal gardens which are regularly maintained by a gardener. There is also an allocated parking space.

**Services & Council tax**

Gas central heating.  
Mains water & drainage.  
Council tax band C.

**Management charges:**

Approx. £1700 per annum, which includes external maintenance of grounds and building, window cleaning, insurance and cleaning of internal common areas.

**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.

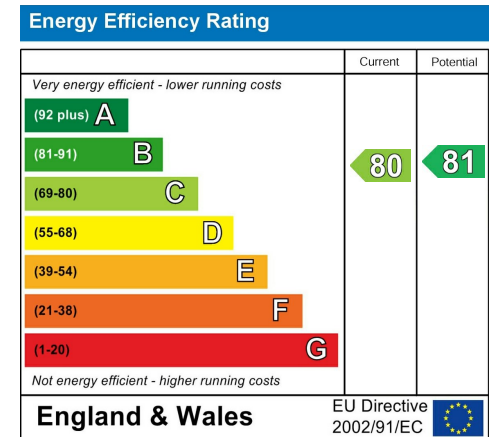
**Tiverton**

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.

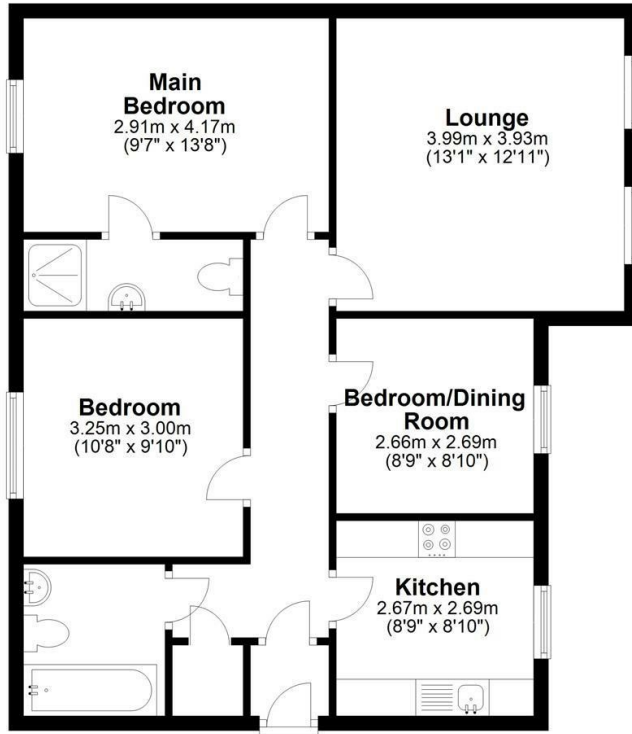
**Disclaimer**

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.

- LEASEHOLD
- Spacious living accommodation
- Allocated parking space
- Lift in the building
- Ensuite bedroom
- Two further bedrooms
- Large living room
- Close to town centre
- EPC rating C
- Council tax band C



### First Floor



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



