



28 Massey Road, Tiverton , EX16 6FG  
Asking Price £149,000

# A well presented apartment on a quiet road near open space and walks, yet convenient for town and local amenities. Accommodation as accessed by its own private front door and enjoys a bright aspect over open space. NO ONWARD CHAIN!!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	78	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Description

This charming first-floor apartment boasts its own private entrance on the ground level, leading up to the inviting living space above. The accommodation features an open-plan layout, highlighted by a spacious, dual-aspect lounge/dining area seamlessly connected to a modern fitted kitchen. The kitchen is equipped with a variety of contemporary wall and base units, a built-in oven and washing machine, designated space for a fridge/freezer, and plumbing for a washing machine.

A small inner hallway provides access to the generously sized double bedroom, complete with a built-in double wardrobe for ample storage. The bathroom is well-appointed with a bath, complete with an overhead shower, a WC, and a hand basin.

The property further benefits from a large loft storage space.

Outside, the property includes a parking space for one car as well as a secure storage unit.

This apartment presents an excellent opportunity for investors, offering a potential rental income of £700 per calendar month, making it an ideal buy-to-let option.

## Services, Tenure & Council Tax

Mains gas, electricity, water and drainage.

Council tax band A.

Leasehold tenure - 999 years from 1 October 2005

There is a £160.00 per annum management charge

## Broadband Speeds:

Standard 7 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

## 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).

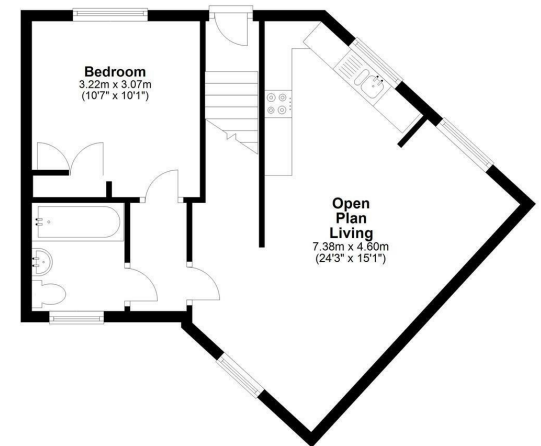
## Tiverton

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.

## First Floor



Total area: approx. 44.4 sq. metres (477.4 sq. feet)

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

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