



50 Webbers Way, Devon, EX16 6FB  
Asking Price £160,000



Introducing a beautifully presented two-bedroom flat located on the first floor of the sought-after Moorhayes development, complete with allocated parking for your convenience.

Description

Nestled within the sought-after Moorhayes development, this generously proportioned two-bedroom first-floor flat offers comfort, convenience, and contemporary living.

The property is accessed through a communal entrance, with stairs leading to the flat's private entrance on the left-hand side. Upon entering, you are welcomed by a well-laid-out hallway providing access to all rooms.

The first double bedroom, located to the left, features two windows that fill the room with natural light and a built-in double wardrobe, offering ample storage. Opposite the bedroom door is a handy storage cupboard, perfect for shoes and coats, alongside an additional shelved cupboard for extra storage needs.

Next to the first bedroom is the second double bedroom, which mirrors the light and airy feel of the first, with two windows creating a bright and inviting atmosphere.

Across the hall, the modern bathroom is fitted with a sink, WC, and a shower over the bath, combining functionality with comfort.

The heart of the flat is the spacious living area, a versatile room with space for both a comfortable seating arrangement and a dining table. Large windows provide pleasant views to the rear of the property and bathe the room in natural light.

Adjacent to the living area is the kitchen, designed with modern finishes and ample space for a fridge-freezer and washing machine, ensuring a practical and stylish workspace.

The property also benefits from an allocated parking space for one car, completing this excellent offering.

Services

- Mains Electric and Water
- Leasehold
- Management Service Charge: approx £165.00 pa
- Council Tax Band B
- Broadband:
  - Standard: 6 Mbps
  - Superfast: 80 Mbps
  - Ultrafast: 1800 Mbps

Mobile Coverage: o2, EE, Three & Vodaphone  
Satellite and Cable: BT & Sky

Sales enquiries

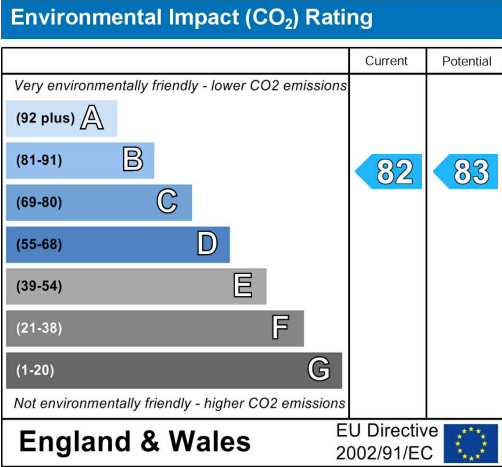
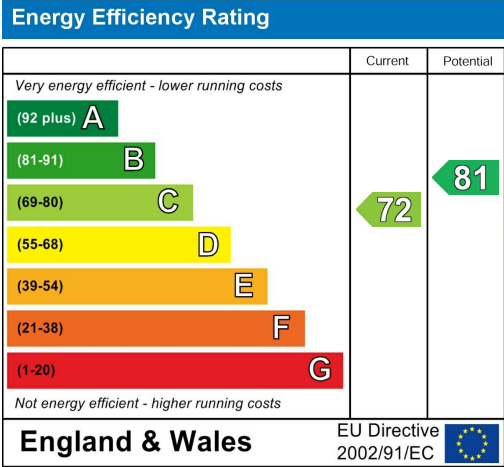
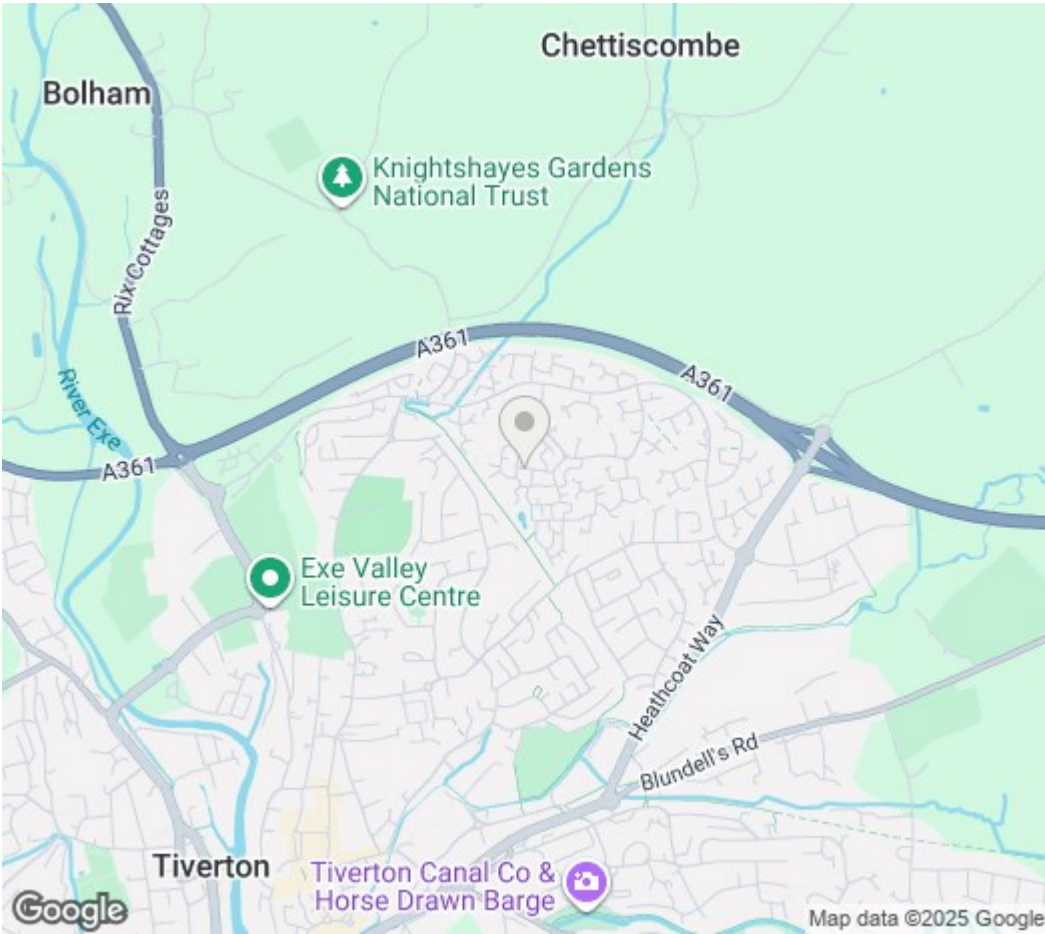
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

Tiverton

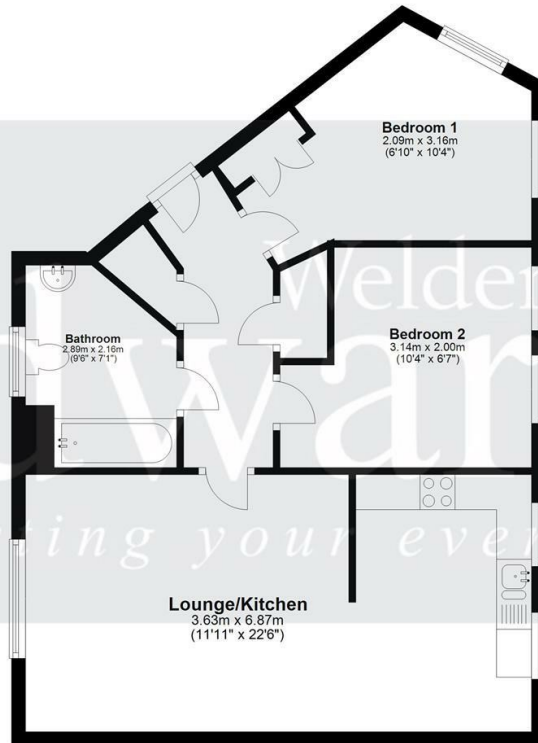
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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



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





