



26 Fairby Close, Devon, EX16 6AB
£150,000

Welden
Edwards
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A very well presented ground floor apartment with a small enclosed garden and parking.

Description

Benefiting from its own private entrance through the garden, the front door of this lovely apartment opens into the living area. There is a good range of wall and base units within the kitchen area, as well as plumbing for a washing machine and space for a fridge/freezer. There is good room for a dining table and extra space for a condensing tumble dryer, if needed. The living area is spacious with a large window overlooking the garden and green space beyond. This room has been fitted with plush grey carpets, a lovely addition to this room.

To the rear, there are two good bedrooms - bedroom one a good size double and bedroom two smaller with fitted wardrobes. The inner hallway offers further storage space. A good bathroom finishes the space with a shower fitted over the bath.

Outside, the property boasts a small garden laid to lawn, perfect for relaxing outdoors. To the rear is an allocated parking space with a further entrance through the communal hallway.

Services, Tenure and Council Tax

Mains electricity, water and drainage.

Council tax band B

Lease Term - 999 years from 1 October 2005

Lease Term Remaining - 980 years

Service charge £1000 per annum

Ground rent - £0

Tiverton

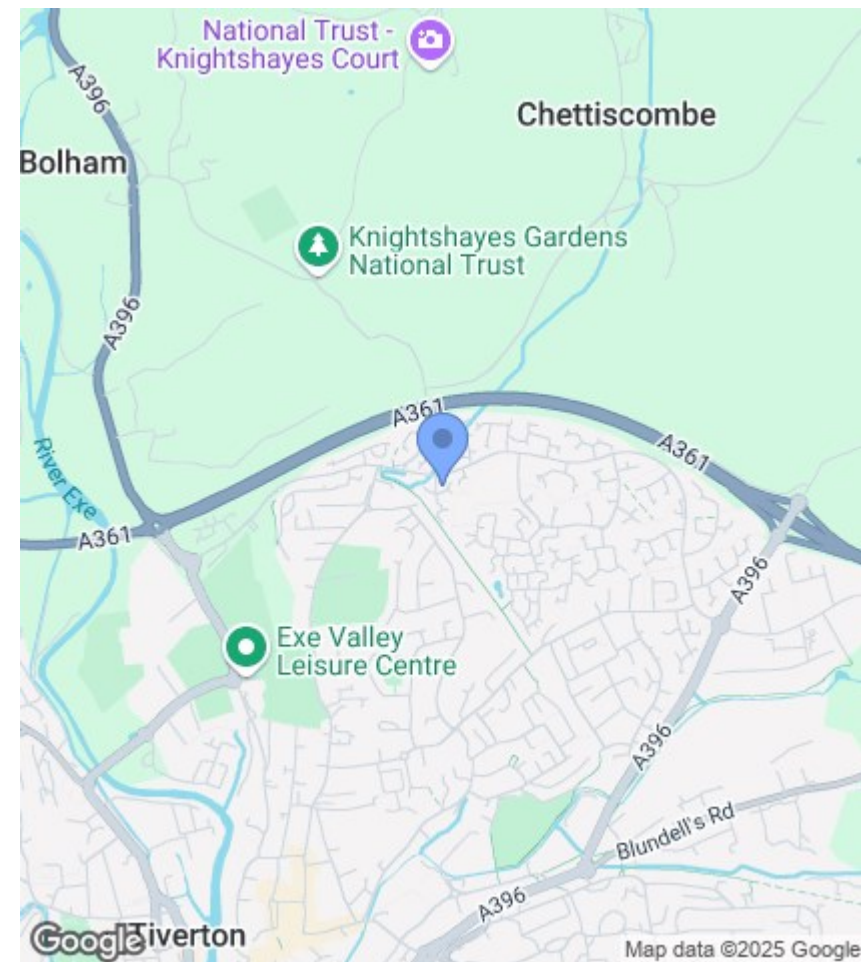
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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

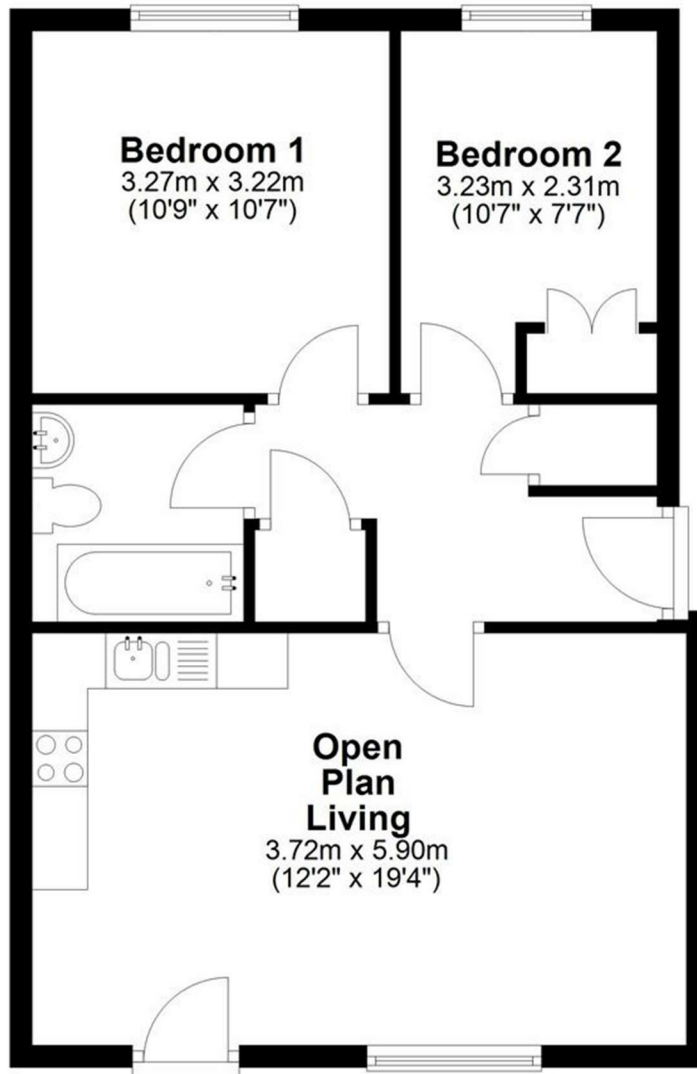
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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	

Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 52.4 sq. metres (564.4 sq. feet)

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



53 Bampton Street, Tiverton, Devon, EX16 6AL

Tel: 01884 257 997

sales@weldenedwards.co.uk

Welden
Edwards
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- *Living/kitchen area*
- *Two good bedrooms*
- *Family bathroom*
- *Ground floor apartment*
- *Small enclosed garden*
- *Electric heating*
- *Allocated parking*
- *Popular residential area*
- *EPC rating B*