



23 Fairby Close, Tiverton, EX16 6AB  
£150,000

Welden  
**Edwards**  
Supporting your every move

*Situated within a popular location close to local amenities and approximately a mile from the centre of Tiverton, this first floor apartment offers an clean and modern living accommodation and is offered to the market with NO ONWARD CHAIN!*

#### Description

This well-presented, first-floor purpose-built flat is situated in the sought-after Moorhayes area, offering convenient access to local amenities. The property features an open-plan lounge and kitchen, creating a bright and sociable living space. The kitchen includes a built-in cooker, fridge freezer and washing machine.

The accommodation comprises one double bedroom and a generously sized single bedroom, both well-proportioned, with the added benefit of a built-in wardrobe. The bathroom is fitted with a shower over the bath and benefits from a bathroom window for better ventilation, and the flat benefits from electric heating throughout.

Externally, the property includes one allocated parking space. The location provides easy access to nearby communal green spaces and essential services.

Ideal for first-time buyers, professionals, or investors, this property offers comfortable and convenient living in a desirable location.

#### Services, Tenure and Council Tax

Mains electricity, water and drainage.

Council tax band B.

999 Years From 1 October 2005 - 981 years remaining.

The seller has advised a service charge of £850 per annum to include buildings insurance, cleaning of common parts and maintenance of the building.

Broadband:

Standard: 15 Mbps

Superfast: 80 Mbps

#### Sales enquiries

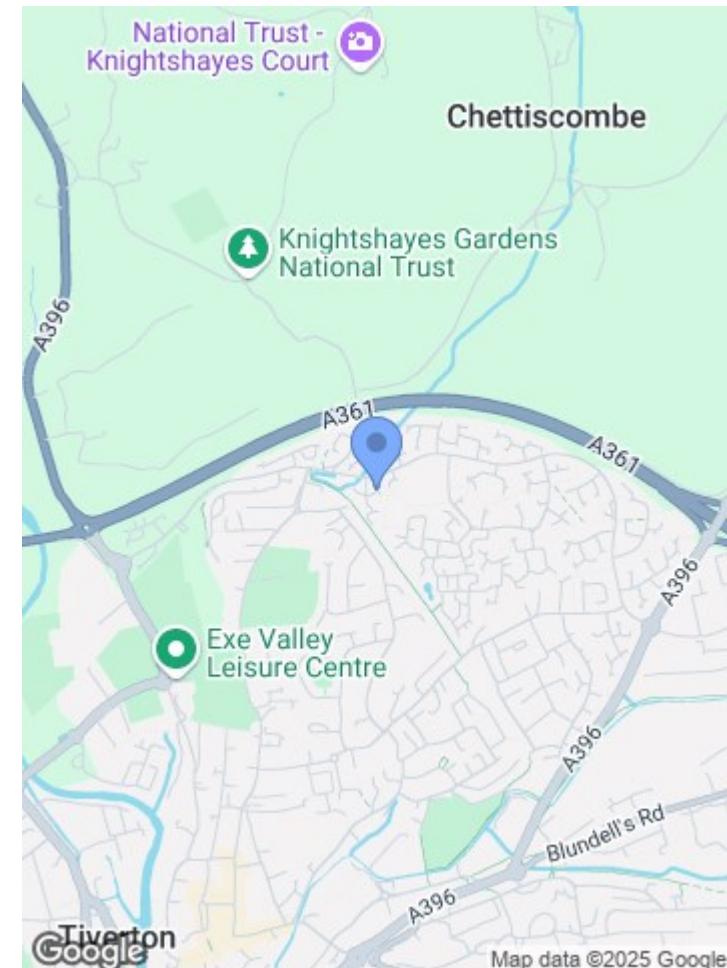
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

#### 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.

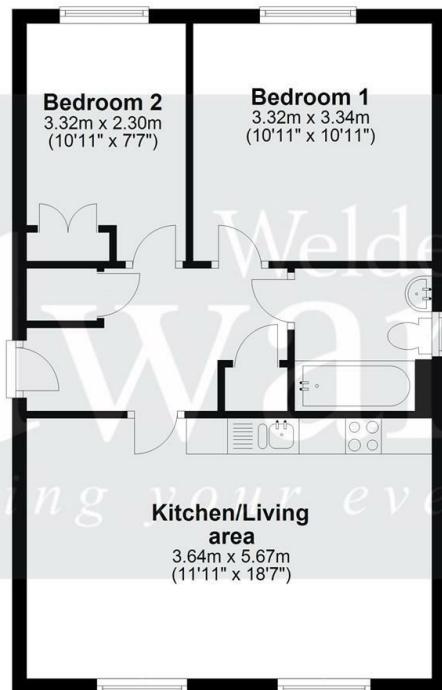


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	83
(69-80) C		
(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

- First floor flat
- Moorhayes area
- Lounge with kitchen area
- Allocated parking
- Two bedrooms
- Close to local amenities
- Electric heating
- EPC rating C

**Ground Floor**



*Welden & Edwards*

*Supporting your every move*

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



