



**4 Massey Road, Tiverton, Devon EX16 6FG**  
**Asking Price £160,000**

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**Edwards**  
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## **\*\*NO ONWARD CHAIN\*\***

# ***A beautifully presented two bedroom, ground floor apartment located in the desirable Moorhayes area of Tiverton.***

## **Description**

This beautifully presented property is accessed via Massey Road, leading into a private parking area that is gracefully framed by meticulously maintained communal gardens. Upon entering, residents are welcomed into a stylish communal hallway illuminated by automatic lighting, with the inviting door to apartment number 4 directly ahead.

Stepping inside, you are greeted by an entrance lobby that leads into the inner hall, which features a convenient telephone point and two spacious cloak cupboards, perfect for additional storage. The generous sitting room offers delightful views of the gardens at the rear and side, boasting modern conveniences including telephone, TV, and Sky points, along with a night storage heater for comfortable living.

The well-equipped kitchen/diner showcases an array of contemporary wall and floor units, complemented by a built-in oven, hob, and extractor hood, as well as plumbing provisions for a washing machine. The space is tastefully adorned with a stylish tiled floor and splashbacks, along with a panel heater for added warmth.

Both bedrooms are generously proportioned and include their own TV and telephone points, providing ample living space for residents.

The bathroom has been thoughtfully upgraded and features a shower over the bath, highlighted by a sleek white suite and chic grey tiling. A shaver point and panel heater enhance functionality, while a door leads to a spacious airing cupboard for additional storage needs.

Externally there is a lovely communal garden.

## **Council Tax, Tenure & Services**

Leasehold - 999 years from 1 October 2005. There is a yearly management charge of £860.00.

Council Tax Band - B. Mains Electric, Water & Drainage

Ofcom Broadband Speeds: Superfast 80 Mbps

Ofcom Mobile Signal: EE, Three, O2 Vodafone - Limited

## **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).

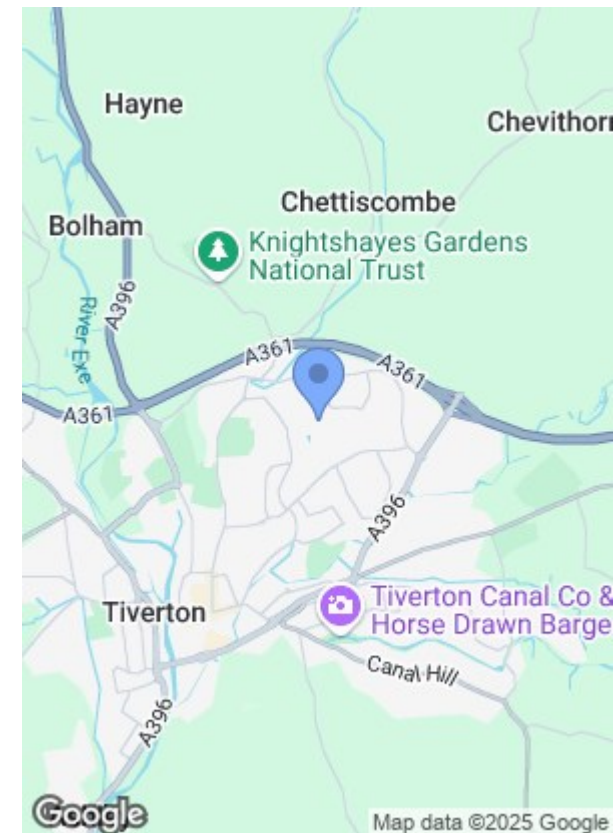
## **Tiverton**

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**

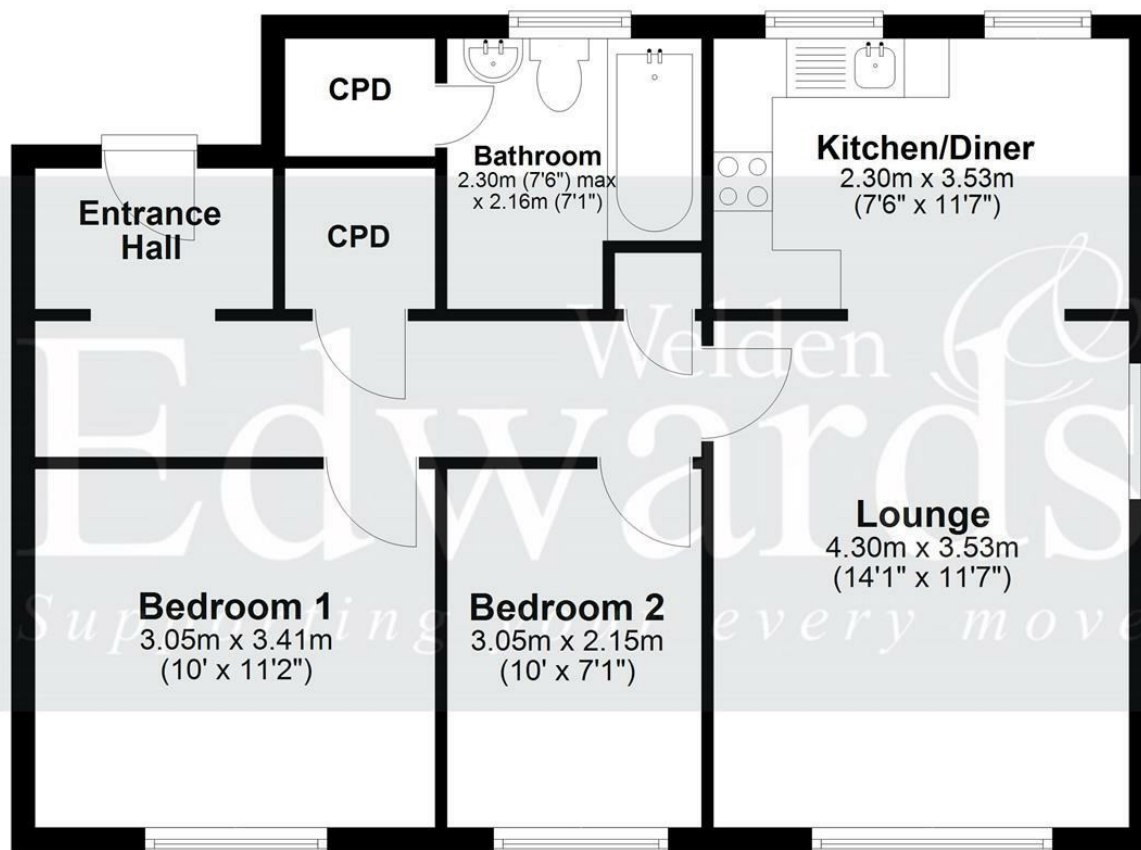
Whilst every attempt has been made to ensure our particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	77
England & Wales		EU Directive 2002/91/EC



## Ground Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



Total area: approx. 59.5 sq. metres (640.1 sq. feet)

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





