



Flat 5, 20 Perreyman Square, Tiverton, EX16 6GZ  
£169,950

Welden  
**Edwards**  
*Supporting your every move*



*Nestled in the heart of the stunning Perreyman Square, this elegant second-floor apartment offers a harmonious blend of style, comfort, and convenience. Boasting two generously sized double bedrooms, a sleek contemporary kitchen, and a spacious open-plan living area, the property is thoughtfully designed to suit modern lifestyles.*

**Description**

Step through the front door and into a generously sized entrance hall that effortlessly connects all areas of the home, setting the tone for the space within.

At the rear of the property lies the true heart of the home — a bright and expansive open-plan living, dining, and kitchen area. The kitchen is thoughtfully designed with a stylish range of modern shaker-style wall and base units, complemented by an integrated oven and hob, plus plumbing for a washing machine. From here, enjoy uninterrupted views of the rolling hills, offering a tranquil backdrop to daily life. The lounge-diner provides ample room for both comfortable seating and a full dining setup, perfect for entertaining or relaxing with family.

Towards the front of the property are two well-proportioned double bedrooms and a spacious shower room. Bedroom One is a superb double, bathed in natural light and ideal for creating a restful retreat. Bedroom Two is equally inviting, with the added convenience of a built-in cupboard for extra storage.

The shower room completes the interior, featuring a walk-in shower cubicle, hand basin, and WC — all finished to a high standard.

Outside, residents benefit from a shared green space, perfect for enjoying the outdoors, along with a dedicated parking space for one vehicle.

**Council Tax, Tenure & Services**

Mains Water & Electric  
Leasehold - 999 years from 31 October 2012  
Council Tax Band - B

Ofcom Broadband Speeds: Superfast 76 Mbps  
Ofcom Mobile Signal: O2 Limited, Vodafone Three & EE - Likely

Please note, there is an annual service & management charge for this property. The an annual service & management charge for 2025 was £1298.81

**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.

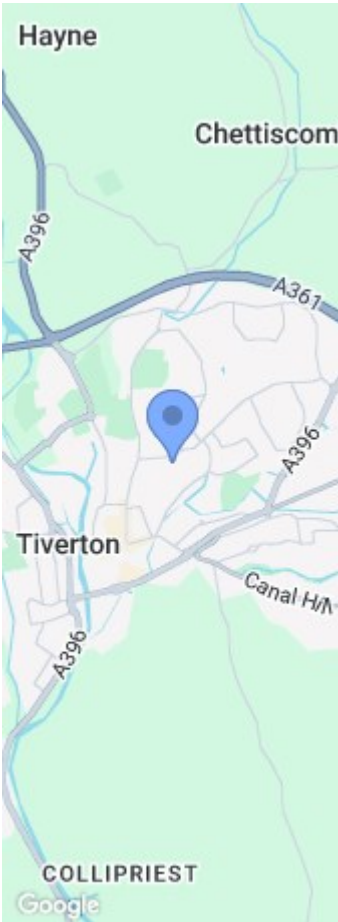
**Sales Enquiries**

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

**Disclaimer**

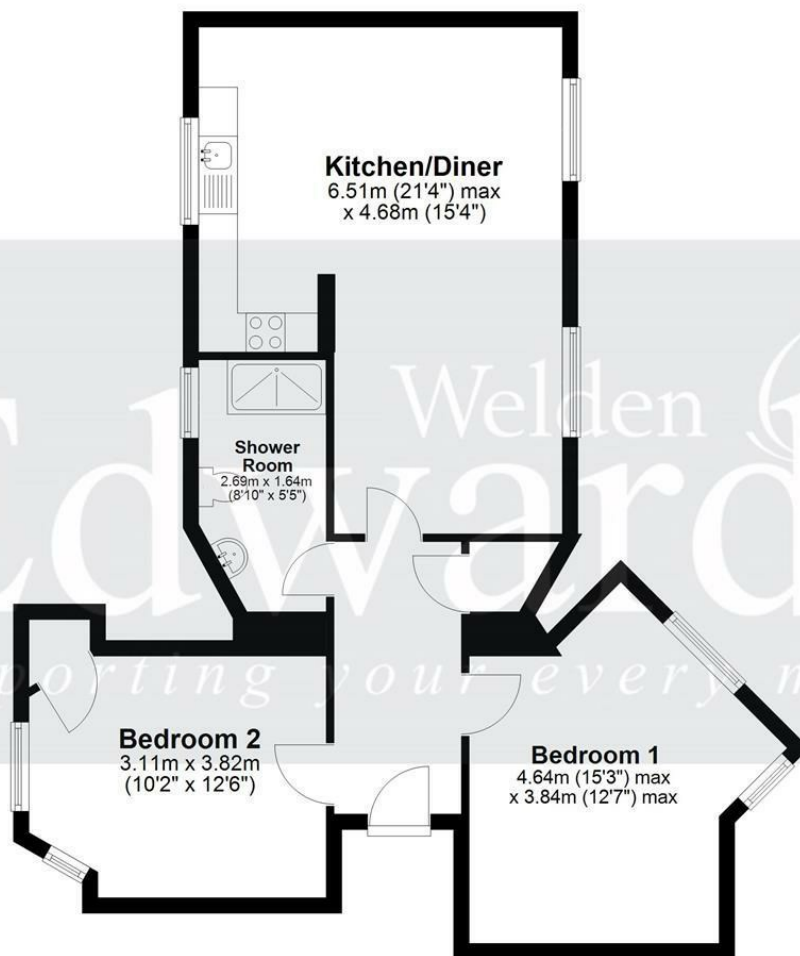
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

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





