



Tidcombe Walk, Tiverton EX16 4FB



welcome to

Tidcombe Walk, Tiverton

Viewing is advised of this beautifully presented two-bedroom ground floor apartment, nestled in a sought-after Tidcombe area of Tiverton. In brief there are two double bedrooms, a modern fitted kitchen, master with ensuite and family bathroom. Off Road parking. BOOK TO VIEW NOW!

Description

This immaculate ground floor apartment is move-in ready, our vendor has secured a purchase with has no further ongoing chain. Upon entering, you are greeted by a spacious entrance hallway, complete with useful storage cupboards and direct access to all living spaces.

To the left of the hallway, the generous lounge welcomes you with large windows that allow natural light to flood in, offering delightful views of the surrounding wooded green space. This ample living area provides an inviting space for relaxation and entertaining. The kitchen is modern with space for a small dining table, the kitchen includes plumbing for a washing machine and sufficient space for a fridge freezer, with two windows continuing the theme of bright, natural light.

The main bedroom benefits from double built-in wardrobes that offer plenty of storage and also includes an ensuite shower room. A further well-proportioned double bedroom serves as a comfortable guest room or home office, while a stylish family bathroom completes the accommodation, featuring a shower over a bath.

Externally, the apartment is complemented by a designated carport parking space, accompanied by additional storage space for your convenience. In summary, this charming ground floor apartment presents an exceptional opportunity for those seeking comfort, space, and a prime location. Don't miss out on the chance to make it your own!

Entrance Hall

Door opens into a spacious entrance hall with doors to all rooms, small storage cupboard.

Lounge

13' 6" x 12' 6" (4.11m x 3.81m)

Two double glazed windows, front aspect lounge.

Kitchen

12' 10" Max x 9' 7" Max (3.91m Max x 2.92m Max)

Dual aspect Kitchen. Modern wall and base units with worktop over. Sink one bowl and drainer, electric oven, gas hob and extractor hood. Fridge/freezer and washer/dryer staying. Two freestanding cabinets.





Bedroom One

11' 7" x 9' 6" (3.53m x 2.90m)

Double glazed window to the rear, Two built in wardrobes, door to ensuite shower room.

Ensuite

Double glazed window, WC, wash hand basin. Shower cubicle.

Bedroom Two

9' 7" x 8' 8" Max (2.92m x 2.64m Max)

Double glazed window to the front.

Family Bathroom

Double glazed window to the rear, WC, wash hand basin, bath with shower over.

Parking

Carport parking space.

Services

Mains electric, gas, water & drainage

Council Tax Band B

Location

The property is well situated in a very popular residential area on the outskirts of Tiverton. Nearby is the Grand Western Canal, along the towpath of which there are some lovely walks. A bus stop with regular service in to the centre of the town is within close proximity.

Agents Note

Leasehold: 199 years from 1 November 2005
Open Space Management Fee: Approximately £256 per year

Service Charge: Approximately £1700 per annum

Ground Rent: Approximately £270 per annum

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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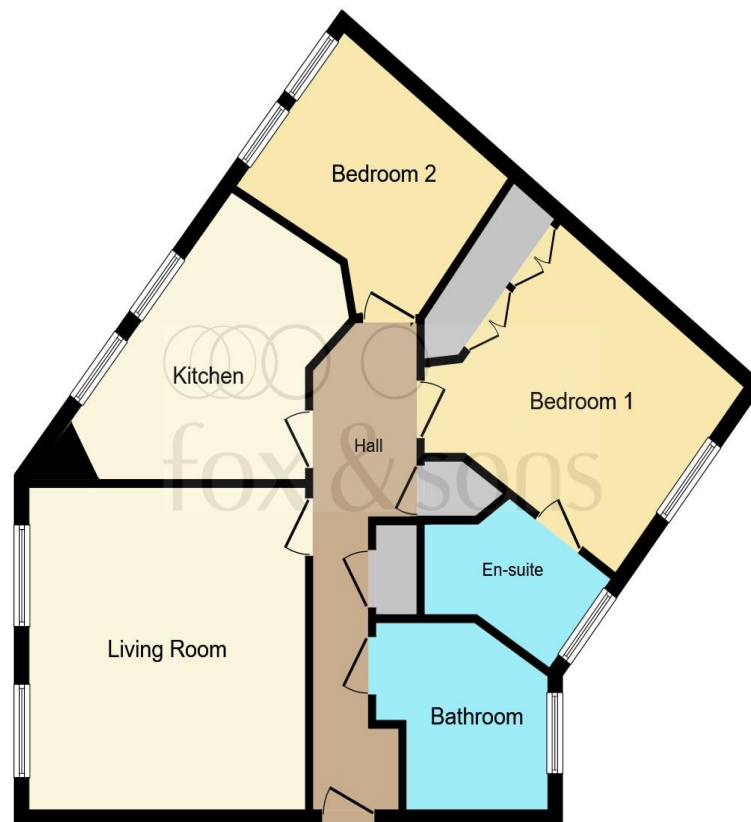
- Ground Floor Apartment
- Two Double Bedrooms
- Shower Room & Family Bathroom
- Modern Kitchen
- Spacious Lounge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TVT105465 - 0004

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