



**Fairby Close, Tiverton EX16 6AB**

**welcome to**

## **Fairby Close, Tiverton**

Discover this very well presented apartment which has been recently modernised. In brief the accommodation comprises of two bedrooms, a family bathroom and a superb open plan kitchen/dining/ living space. Rental Potential of £750PCM. Off road parking for one car. Long Lease

### **Description**

This spacious two-bedroom flat is located on the first floor of a well-maintained building, accessed via a secure communal front door with stairs leading to the private entrance. Upon entering, you are greeted by a hallway with doors to all rooms. The open-plan lounge, kitchen, and dining area is bright and airy, featuring two front-facing windows that flood the space with natural light. The modern kitchen is well-equipped and offers ample space for a washing machine and fridge freezer, with a breakfast bar. Both bedrooms are double rooms. The family bathroom is stylishly appointed, and there are two convenient storage cupboards. Externally, the property benefits from off-road parking for one car. With a potential rental income of £750 per month, this flat presents a fantastic opportunity for investors or first-time buyers. Contact Fox & Sons Tiverton today to arrange your viewing.

### **Entrance Hall**

Door to front, two built in cupboards, doors to all rooms.

### **Kitchen/Living/Dining**

18' 6" x 12' 3" ( 5.64m x 3.73m )

Two double glazed windows to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, induction hob and extractor hood, integrated fridge/freezer. Breakfast bar. Spotlights, space for a table. Cosy lounge area with TV point, the heater in the living room is a WiFi enabled electric heater.





### **Bedroom One**

10' 8" x 10' 7" ( 3.25m x 3.23m )  
Double glazed window to rear. Electric heater.

### **Bedroom Two**

10' 7" x 7' 5" ( 3.23m x 2.26m )  
Double glazed window to rear. Built in wardrobes.

### **Bathroom**

Wash hand basin, WC, bath with shower over, shaver point, extractor fan.

### **Parking**

There is one allocated parking space.

### **Services**

Mains electric, water and drainage.

Council Tax Band B



### **Leasehold Information**

Lease Length - 999 years from 1 October 2005  
Ground Rent - N/A  
Annual Service Charge approx - £1000 per annum  
Current Buildings Insurance - N/A

### **Office Hours**

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed

### **Location**

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).



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## Fairby Close, Tiverton

- GUIDE PRICE £160,000- £165,000
- Two Bedroom Apartment
- Allocated Parking
- Newly Replaced Kitchen & Bathroom
- Open Plan Kitchen/living/dining room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000**



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](http://www.focalagent.com)

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Property Ref:  
TVT105508 - 0004

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fox & sons



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