



**Fairby Close, Tiverton EX16 6AB**

**welcome to**

## **Fairby Close, Tiverton**

Offered to the market with NO ONWARD CHAIN, this two bedroom ground floor apartment with private garden. There is a modern kitchen/dining/lounge, two bedrooms and a family bathroom. This property benefits from off road parking.

### **Description**

Accessed via a private garden laid to lawn, a pathway leads to the front door which opens into the open plan kitchen/living space. There is hallway with two cupboards and a door to the communal entrance.

There are two bedrooms and a family bathroom with a bath with shower over. Outside, this property benefits from an allocated parking space.

### **Lounge/ Diner**

The front door opens into the open plan lounge, double glazed window to front. Space for dining table and chairs, electric heater.

### **Kitchen Area**

The kitchen area has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, built in electric oven and hob.

### **Inner Hallway**

Doors to all rooms, airing cupboard and storage cupboard. Door opening into the communal area.

### **Bedroom One**

Window to rear. Electric heater.

### **Bedroom Two**

Window to rear. Electric heater.





### **Bathroom**

Wash hand basin, WC, bath, electric heater.

### **Front Garden**

To the front of the property is a gated entrance and lawn either side of the path which leads to the front door.

### **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 - £1200 per annum

Current Buildings Insurance - N/A

### **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).

### **Office Hours**

Monday - Friday 9am- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed



***view this property online*** [fox-and-sons.co.uk/Property/TVT105651](https://fox-and-sons.co.uk/Property/TVT105651)



welcome to

## Fairby Close, Tiverton

- Ground Floor Flat
- Two Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Garden
- Off Road Parking

Tenure: Leasehold EPC Rating: C

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)

view this property online [fox-and-sons.co.uk/Property/TVT105651](http://fox-and-sons.co.uk/Property/TVT105651)



Property Ref:  
TVT105651 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)