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92 Oakfields

92, Oakfields, Tiverton, EX16 6XF



M5 (J27) 7 miles | Tiverton Parkway 8 miles  
| Exeter City Centre 15 miles | Taunton 20 miles

A superbly located first floor apartment with two bedrooms, two bathrooms and open-plan kitchen-sitting room offering outstanding views across Devon countryside.

- First floor apartment
- Two bedrooms & two bathrooms
- Open-plan kitchen-sitting room
- Balcony with far-reaching views
- Off road parking for one vehicle
- Shared communal garden
- Walking distance of amenities
- Investment opportunity
- Council Tax Band B
- Leasehold

Guide Price £160,000

### SITUATION

The property is situated a short walk from the centre of Tiverton. The market town offers a wide range of amenities including a leisure centre, hospital, banks, building societies, post office, shops and supermarkets catering for a variety of needs. There are schools for all ages in Tiverton, including Blundell's School which offers discounts to local pupils.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station with an Intercity link to London Paddington.

Exeter is a convenient commute and offers an excellent modern city with many desirable attributes.

### DESCRIPTION

92 Oakfields is a well-presented first floor apartment, ideal for investment or owner occupation. Built by Barratt Homes in 2003, the accommodation consists of two bedrooms, family bathroom, master en-suite, and an open-plan kitchen-sitting room with double doors leading out to the balcony providing spectacular views over open countryside. Outside is a communal garden and an allocated parking space.

### ACCOMMODATION

A part glazed front door leads you up the stairs to first floor onto a spacious landing. The open plan kitchen-living area offers flexible space. The kitchen comprises of wall and base units, laminated work surfaces, single drainer stainless steel sink unit, oven, gas hob with extractor and space for fridge freezer, washing machine and dishwasher. The living space features double doors opening out onto the balcony with stunning views over the surrounding countryside.

Both bedrooms benefit from built in wardrobes and extensive views to the rear. The master bedroom features an ensuite bathroom with shower, wash basin and WC, whilst the family bathroom, to the front of the property, offers a bath, wash basin and WC.

### OUTSIDE

Steps located at the southern end of the property lead down to a shared communal garden, mainly lawn with mature shrubbery and trees.

A single parking space can be found at the northern end of the property close to the front door.

### SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

### LEASEHOLD INFORMATION

Lease start date 01 March 2003 with term of 155 years from that date.

Annual ground rent is £228.32 (2023-24).

Annual Service charge is £934.79 (2023-24).

### VIEWINGS

Strictly by appointment only through the agents, Stags.

### DIRECTIONS

From the M5 Junction, proceed westbound on the A361 towards Tiverton. At the Bolham roundabout, take the first exit towards Tiverton Town Centre. At the next roundabout, take the first exit on to Lea Road. Continue for half a mile before turning right on to Oakfields. Continue for 0.2 miles and the property can be found on the right-hand side.



Approximate Gross Internal Area = 59.7 sq m / 643 sq ft

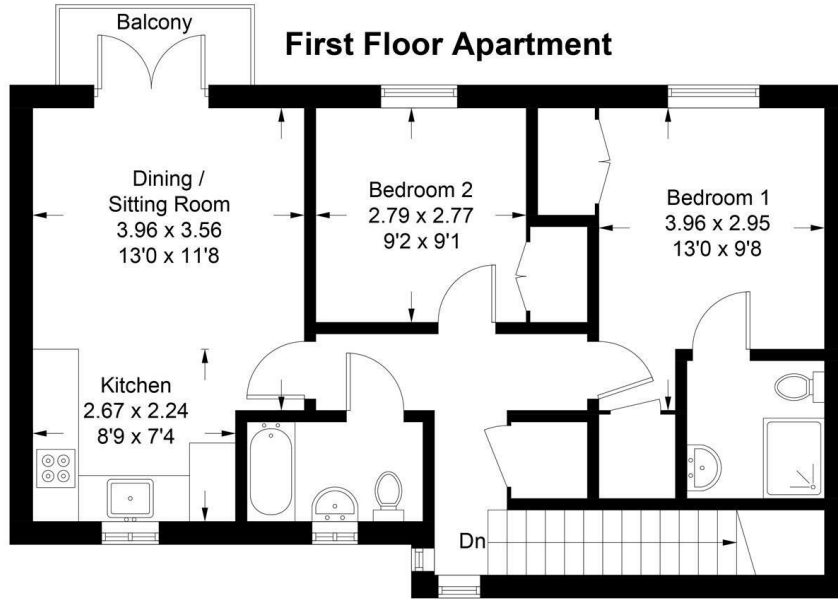
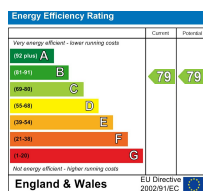


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098085)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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