



**4 Barle Court, Tiverton, EX16 6UZ**  
Leasehold  
**Offers In The Region Of £175,000**  
Council Tax Band - B

Well situated and positioned in the popular Moorhayes Park Area, this charming first floor apartment offers a delightful living space for those seeking comfort and convenience. Boasting a light and airy feel, this well presented property features two double bedrooms making it perfect for first time buyers or investors.

The accommodation comprises a well appointed kitchen, a cosy lounge ideal for unwinding after a long day, two bedrooms and a modern bathroom for your convenience. The Juliet balconies are off the main bedroom and lounge and allow for maximum air flow in the Summer months. With communal parking and a communal bin store, practicality meets ease in this super residence.

Enjoy the proximity to local amenities such as Tesco Express, the Moorhayes Centre, leisure facilities, gyms whilst a nearby bus stop offers help for seamless daily living. Conveniently located near the link road which offers a 10 minute drive to the M5, commuting is a breeze from this address. Don't miss the opportunity to make this apartment your own and experience the best of what Moorhayes Park has to offer.

### Hallway

Hallway with storage cupboard with hanging rail and shelving, entry phone system, telephone point, storage heater and doors off to all rooms

### Bedroom One



A light and airy room with double doors opening inwards from a Juliet balcony with views over rooftops to countryside beyond, electric panel heater, media point and telephone point

### Bedroom Two



Flooded with natural light from the window offering rooftop views over to countryside, electric panel heater and media points

### Bathroom



Boasting an obscure glazed window and fitted with a modern white suite comprising panelled bath with main thermostatic shower set over, low level WC, pedestal wash hand basin, tiled splashbacks, tiled flooring, extractor fan, shaving socket, wall mounted fan heater and cupboard housing electric hot water tank with shelving, a further storage cupboard and inset spotlights

### Lounge



A light and airy room with dual aspect windows to the side and front with far reaching views over the town to countryside, media points, night storage heater and archway through to

## Kitchen Diner



with windows to the rear aspect. The dining area has night storage heater and telephone socket and the well planned kitchen comprises of base cupboards and drawers with roll edge worktop over incorporating the stainless steel sink with hot and cold mixer tap over. Integrated appliances include a useful dishwasher, electric oven and hob whilst there are spaces for both a free standing washing machine and fridge freezer. There are tiled splashbacks along with matching wall mounted cupboards and cooker hood and the space is lit by inset spotlights.

## Communal Parking



to the side of the property there is a communal car park and Flat 4 has one allocated space.

## Communal Bin Store

From the car park, just before the Communal Entrance, there is a lockable bin store for all your recycling needs.

## Services

Mains electricity, water and sewerage. Please note that a service charge of £1080 per annum is payable and includes buildings insurance, heating and lighting of the communal areas, window cleaning and general upkeep of the garden area.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

## Rental Value

Our Lettings Department have recently had the property let at £775 per calendar month

## what3words

///acting.next.energetic

## Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

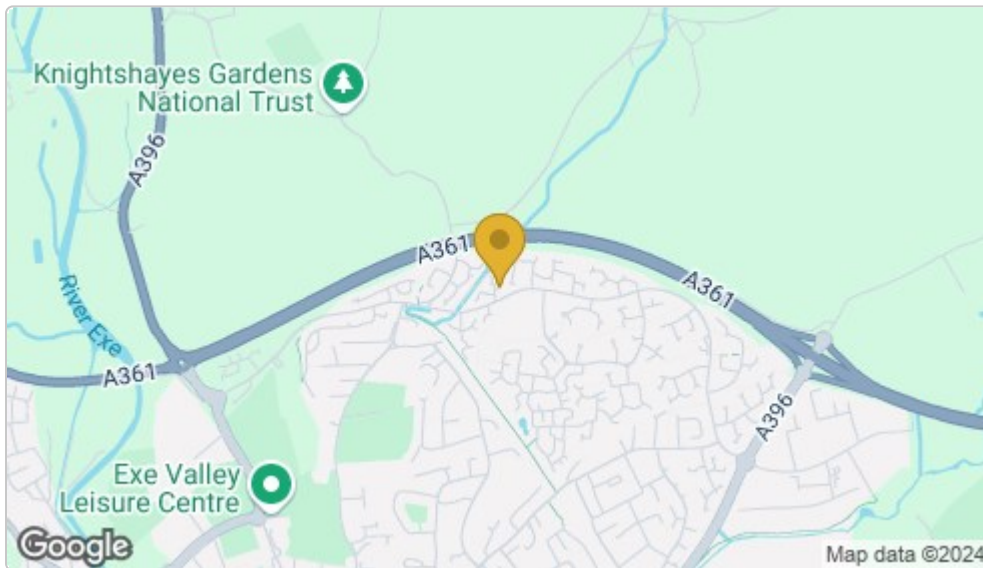
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

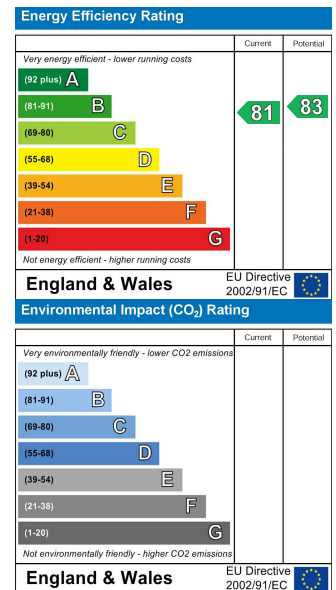
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

# Floor Plan

## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.