



Connells

Flat 6 Old Road
Tiverton



Property Description

Located in a sought-after position on Old Road, this spacious two bedroom apartment offers comfortable and practical living accommodation, perfectly suited to a variety of purchasers including first-time buyers, professional couples and investors alike.

The property is approached via a private residents' car park, with well-maintained communal lawns creating an attractive setting. Internally, the apartment offers a welcoming layout with a good-sized living and dining room providing ample space for both relaxation and entertaining.

The modern fitted kitchen is well-appointed with a range of units and work surfaces, while the contemporary bathroom has been finished to a good standard. There are two generous bedrooms, both offering comfortable accommodation and flexibility for home working or guest space if required.

Conveniently positioned for easy access to Tiverton town centre, the property benefits from a range of nearby amenities, shops, schools and leisure facilities, together with excellent transport connections and major road links. Combining space, convenience and practicality, this is a fantastic opportunity to acquire a well-presented apartment in a popular location.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Service charges are shared between the flats as and when required.

Entrance Hall

Two fitted wardrobes.

Living Room

Double glazed rear aspect window, wall mounted radiator.

Kitchen

Double glazed front aspect window, wall and base units, work surfaces, breakfast bar, oven and hob with extractor over, space for fridge freezer, dish washer and washing machine, sink unit, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

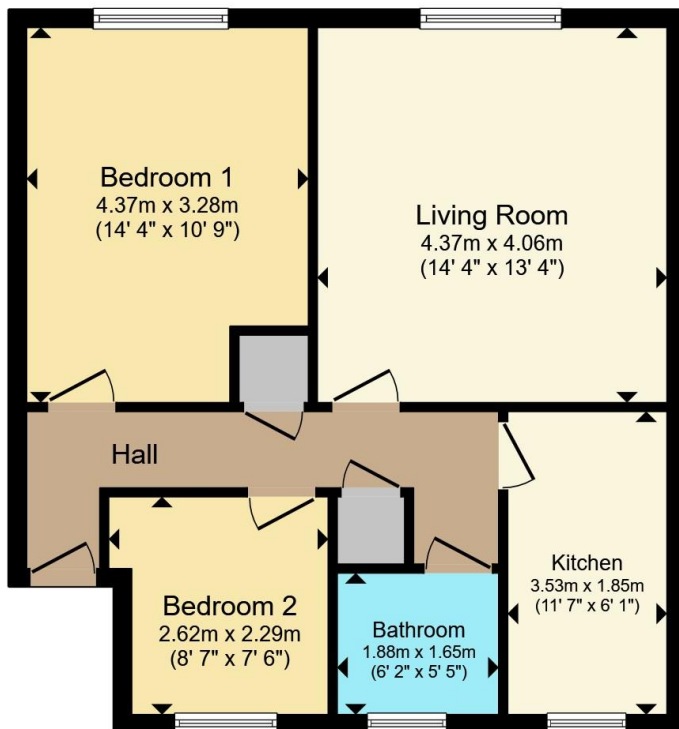
Bathroom

Double glazed front aspect window, bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

Outside

Communal lawned areas, front and rear.





Total floor area 57.4 m² (618 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318091

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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