



20 Perreyman Square, Tiverton, EX16 6GZ
£169,950

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Conveniently located near the Tiverton town centre within the sought-after Perreyman Square Development. This stylish and characterful apartment comprises of two double bedrooms, a shower room and an open plan living space.

Description

Upon entering the property, you are welcomed by a spacious and well-presented hallway, providing access to all principal rooms.

Situated immediately to the right is Bedroom Two, a generous double bedroom that feels both light and airy. The room's characterful layout, with its distinctive angles and alcoves, creates excellent opportunities for furniture placement and additional storage, making the most of its unique charm.

Continuing across the hallway, you will find the family bathroom, beautifully finished in a modern and contemporary style. Featuring a matching suite and a spacious shower enclosure, this well-appointed room offers both comfort and practicality.

Adjacent to the bathroom is the impressive principal bedroom. Maintaining the property's high standard of presentation, this charming and spacious room benefits from a window that allows plenty of natural light to flow through the space. This bedroom has ample floor space, which can be utilised for many different layouts of furniture.

The heart of the home is the substantial open-plan living area, offering a wonderful balance of comfort and space. The inviting lounge area provides a cosy yet airy setting, perfect for relaxing and unwinding after a long day. Seamlessly connected is the dining area, which comfortably accommodates a good-sized family dining table and serves as an ideal social hub between the living and kitchen space.

The modern fitted kitchen is well-equipped with a range of cream wall and base units, providing ample storage and workspace. There is also under-counter slots occupied by white goods, these are all included within the sale. The integrated oven, hob, and extractor hood complete the kitchen's practical and stylish design.

Next to the kitchen is a convenient and practical cupboard, perfect for the storage for any household items.

Overall, this spacious and characterful penthouse apartment would make an excellent first-time purchase, family home, or investment opportunity. With views from every angle, it's appeal is enhanced by two allocated parking spaces, located to both the front and rear of the building.

Council Tax, Services & Tenure

Mains Water & Electric

Leasehold - 999 Years From 31 October 2012

Council Tax Band - B

Situated within a Grade 2 listed building

Ofcom Broadband Speeds: Superfast 80 Mbps

Ofcom Mobile Signal: O2 Limited, Vodafone Three & EE - Likely

Please note, there is an annual service & management charge for this property. The annual service & management charge is: £1145.33.

Tiverton

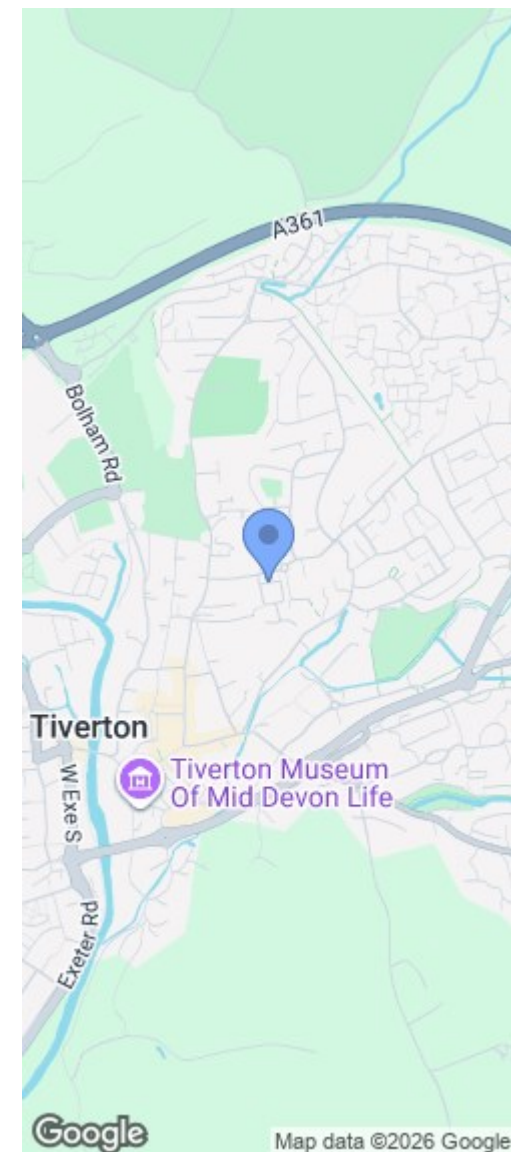
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

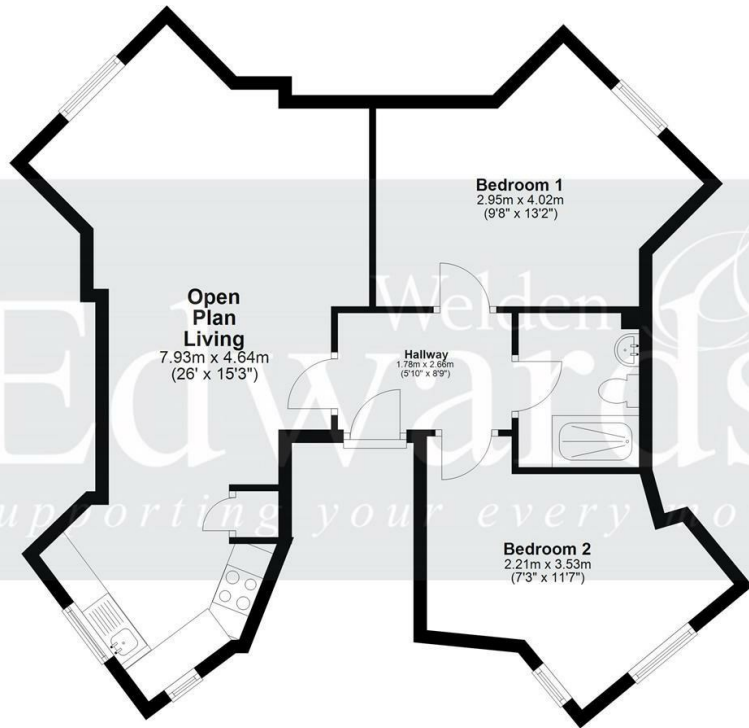
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.



