



1 Fairby Close, Tiverton, EX16 6AB
Asking Price £160,000

Offered to the market with **NO ONWARD CHAIN** is this very well presented ground floor apartment with an enclosed front garden and parking.

Description

Accessed via its own private entrance through the garden, this delightful apartment opens directly into a bright and welcoming living space. The kitchen area is well-appointed with a good selection of wall and base units, along with plumbing for a washing machine and space for a fridge/freezer. There is also ample room for a dining table, with additional space to accommodate a condensing tumble dryer if required. The living area itself is generously proportioned, featuring a large window that overlooks the garden and the pleasant green space beyond, while plush grey carpeting adds a touch of comfort and style.

To the rear, the property offers two well-sized bedrooms. The principal bedroom is a comfortable double, while the second bedroom, slightly smaller, benefits from fitted wardrobes. An inner hallway provides further useful storage space. Completing the accommodation is a well-presented bathroom, fitted with a bath and overhead shower.

Externally, the property enjoys a private garden laid to lawn—ideal for relaxing and enjoying outdoor space. Beyond this, there is an allocated parking space to the rear, as well as an additional point of access via the communal hallway for added convenience.

Council Tax, Services & Tenure

Mains electricity, water and drainage.

Council tax band B

Lease Term - 999 years from 1 October 2005

Lease Term Remaining - 980 years

Service charge £1200 per annum

Ground rent - £0

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.

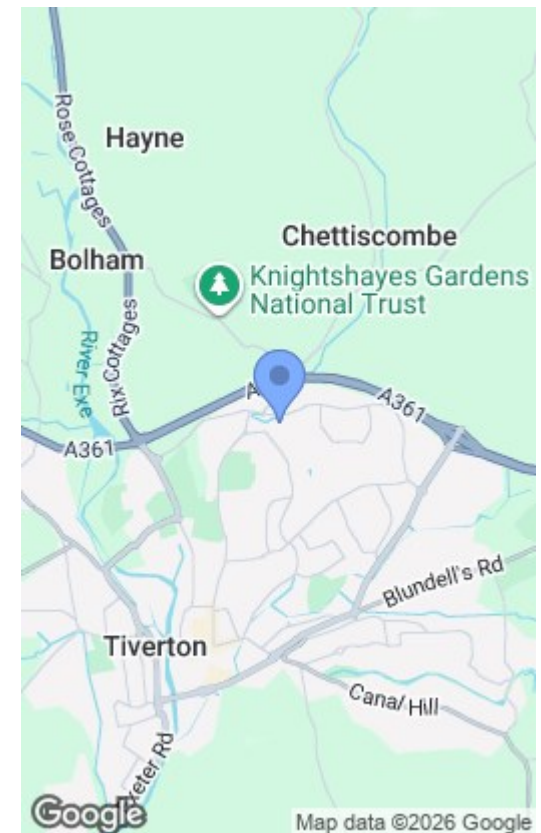
Sales Enquiries

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

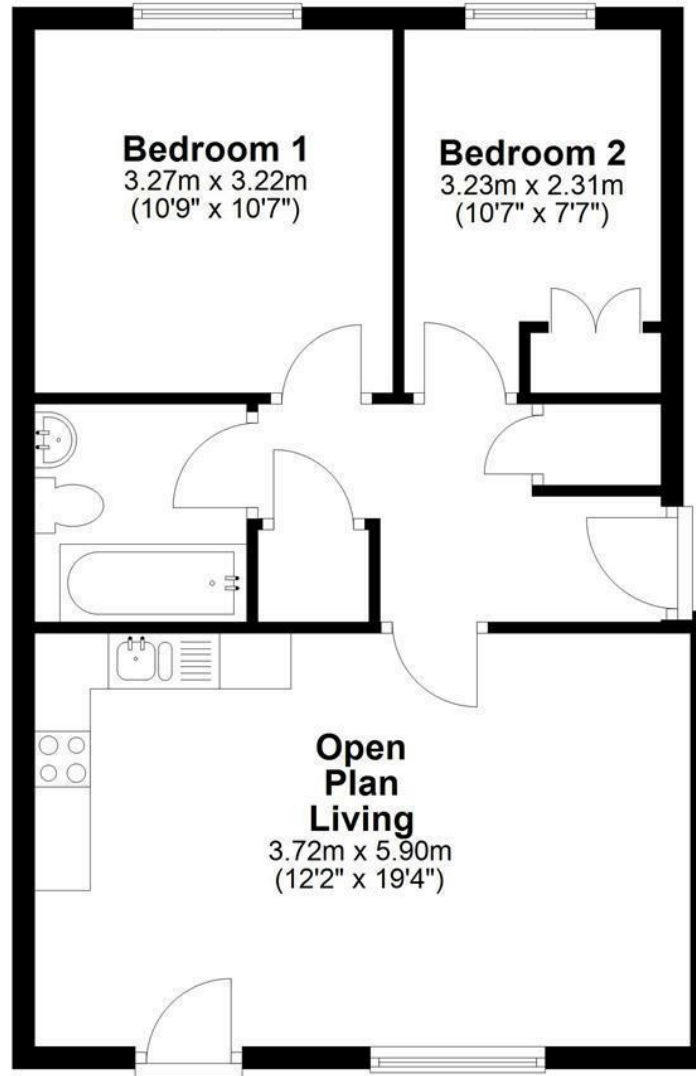
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 52.4 sq. metres (564.4 sq. feet)

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

