



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            | 71                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**3 Cox's Court Park Street, Tiverton , Devon EX16 6AW**  
**Guide Price £145,000**

Welden  
**Edwards**  
 Supporting your every move

**Introducing a beautifully presented one-bedroom apartment on the first floor, just a stone's throw away from the town centre. This charming residence boasts generous living spaces and convenient off-road parking for one vehicle. With its prime location and inviting atmosphere, this flat is a must-see! Don't miss the opportunity to experience all it has to offer!**

### Description

As you step through the front door, you're greeted by a practical entrance porch that offers a convenient space for storing shoes and coats. From this welcoming area, a staircase ascends to the first floor.

An inner hall connects you to all the main rooms of the home. To your left, you'll discover a generously sized double bedroom, providing plenty of room for your bedroom furniture and personal touches. Returning to the hall, you'll find a doorway that leads to the main living space, which seamlessly combines the kitchen, dining area, and living room.

The kitchen is well-equipped, featuring a variety of wall and base units, along with an integrated oven, hob, and plumbing for a washing machine. There is also enough room to accommodate a small dining table and chairs, making it perfect for casual meals. At the rear of this open area, the inviting lounge area provides a cosy spot for relaxation.

Completing the first floor is a well-appointed bathroom, which includes a bath with an overhead shower, a WC, and a hand basin for your convenience.

Another staircase takes you to the loft space above, which offers endless possibilities as either additional storage or a study/playroom.

Outside, there is a designated parking space for one car, ensuring you have convenient off-street parking.

### Tenure, Services & Council Tax

Leasehold - 999 years from September 2021

All Mains Connected

Council Tax Band - A

Ofcom Approx Broadband Speeds: Standard 18 Mbps Ultrafast 900 Mbps

Ofcom Approx Mobile Signal: O2, Vodafone - Likely

EE, Three - Limited

### 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.

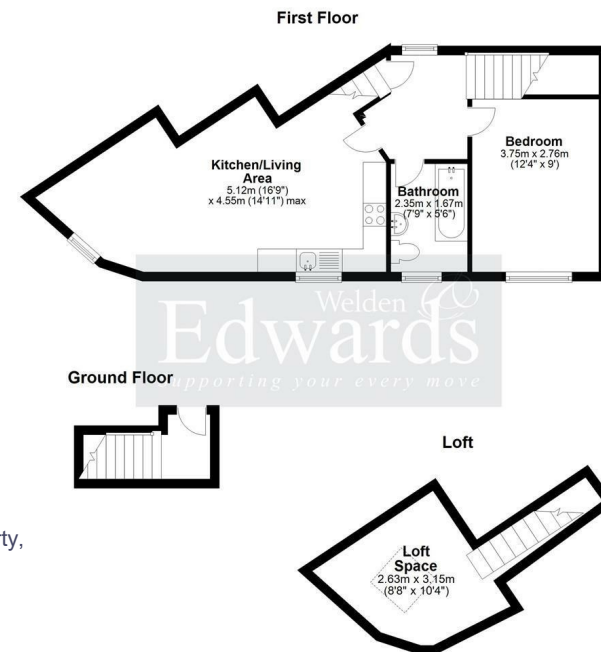
### Sales Enquiries

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

- Double Bedroom
- Loft Space
- Off Road Parking
- Open Plan Living
- Town Centre Location
- Finance may be available



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

**53 Bampton Street, Tiverton, Devon, EX16 6AL**

**Tel: 01884 257 997**

**[sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk)**

**Welden  
Edwards**  
*Supporting your every move*