



**Tidcombe Walk, Tiverton EX16 4FB**

**welcome to**

## **Tidcombe Walk, Tiverton**

Viewing is advised of this beautifully presented two bedroom ground floor apartment, located in the Tidcombe area of Tiverton. In brief there are two double bedrooms, a modern fitted kitchen, lounge. diner. Master with ensuite and family bathroom. Off Road parking. BOOK TO VIEW NOW!

### **Descriptions**

Ground Floor apartment offered to the market with NO ONWARD CHAIN. Accessed via a secure entrance hall, you will find this apartment. Upon entering, you are welcomed by a spacious entrance hallway, complete with useful storage cupboards and access to all principal rooms.

To the front is the lounge/diner with views over the surrounding wooded green space. The modern kitchen is very well equipped with built in NEFF appliances. The main bedroom benefits from double built-in wardrobes and a modern ensuite shower room. A second well-proportioned double bedroom provides versatility as a guest room or home office. The stylish family bathroom completes the accommodation, featuring a bath. Externally, the property is enhanced by a designated carport parking space, which also includes additional storage for added convenience. BOOK TO VIEW!

### **Entrance Hall**

Telecom. Radiator, door to all rooms. Two storage cupboards.

### **Lounge**

Two radiators, TV point, two telephone points, two double glazed windows to the side.

### **Kitchen**

Wall and base units. Gas hob, double eye level oven. Extractor hood. One sink and drainer. Integrated washing machine, dishwasher and fridge freezer. Integrated bin. Two double glazed windows to the side. Radiator, splashback.

### **Bedroom One**

Double glazed window to front, radiator, built in wardrobes. Telephone and TV Point.

### **En Suite**

Double glazed window to the front. Heated Towel Rail, WC, Wash Hand Basin with Cabinet. Wall hung cabinet, Shower, Partially Splashback.





### **Bedroom Two**

Two double glazed windows to the side, radiator.

### **Bathroom**

Double glazed window to the side. Radiator, WC, Wash Hand Basin with cabinet and wall hung cabinet. Bath with a shower attachment. Shaver points, partially tiled.

### **Parking**

Car Port and One parking space.



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## Tidcombe Walk, Tiverton

- Ground Floor Apartment
- Two Bedroom
- Modern Kitchen with NEFF appliances
- Lounge/Diner
- Off Road Parking

Tenure: Leasehold EPC Rating: C

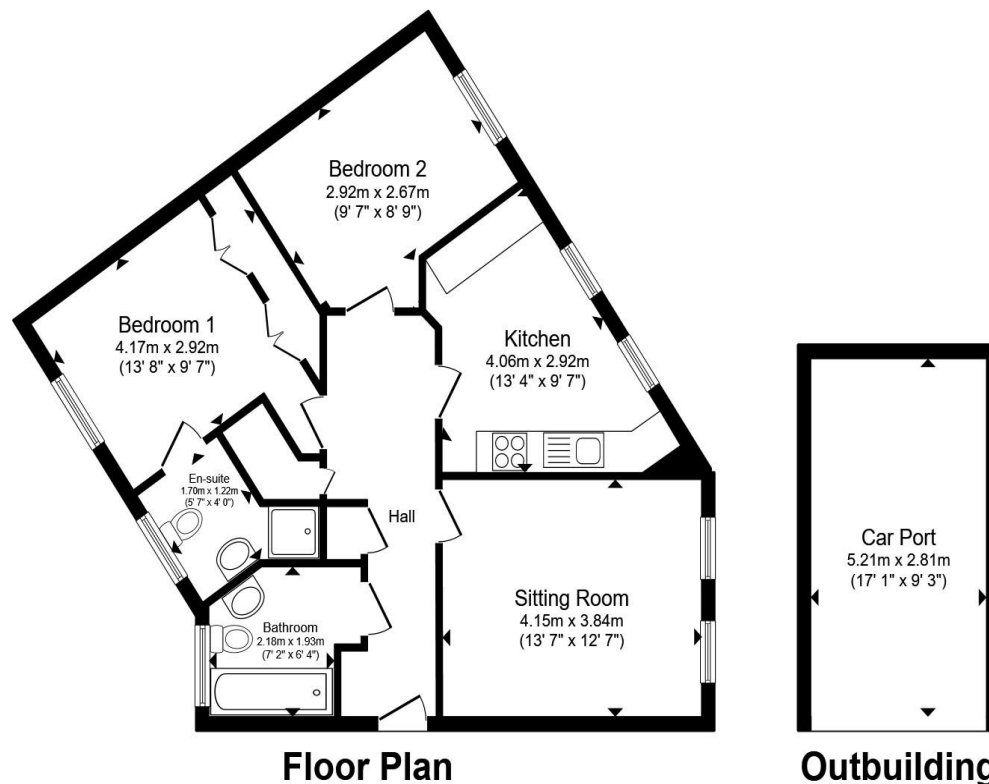
Council Tax Band: B Service Charge: 1700.00

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£175,000**



Floor Plan

Outbuilding

Total floor area 68.9 m<sup>2</sup> (741 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](http://www.propertybox.io)



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Property Ref:  
TVT106077 - 0004

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