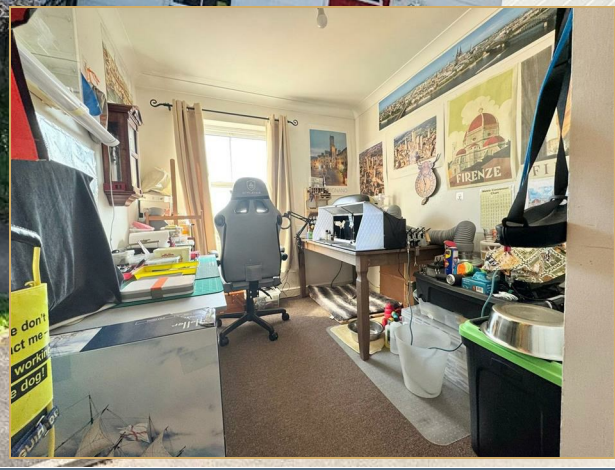




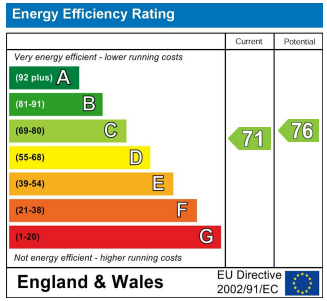




6 Fairby Close, Tiverton , Devon EX16 6AB
£145,000

Welden Edwards
Supporting your every move

Offered to the market with no onward chain, this bright and well-proportioned two-bedroom second-floor flat enjoys a convenient location close to a range of local amenities.



Description

Located on the second floor, this thoughtfully designed apartment opens into a spacious entrance hall that provides access to every room. To the left, the bright and airy open-plan lounge, kitchen and dining area offers a welcoming and versatile space for everyday living. The kitchen is positioned to the rear and fitted with a range of wall and base units, an integrated oven, hob and extractor, plus plumbing for a washing machine. There is ample room for a small dining table, while the lounge area at the front enjoys pleasant views across the attractive green space beyond.

To the right of the hallway, Bedroom One is a generous double with plenty of space for furnishings. Bedroom Two is also well sized, making it ideal as a guest room, home office or nursery. The bathroom sits at the rear of the property and features a bath with shower over, WC and hand basin.

Additional conveniences include an airing cupboard and a large storage cupboard, offering excellent practical space. Outside, the property benefits from off-road parking for one vehicle.

Council Tax, Tenure & Services

Council Tax Band - B
Mains Electric, Water & Drainage - Electric Heating
Leasehold - 999 year lease from 01/10/2005
There is a yearly service charge of approx £1200

Ofcom Mobile Signal - Vodafone, EE & Three - Likely
Ofcom Broadband Speeds - Superfast 80Mbps

Tiverton

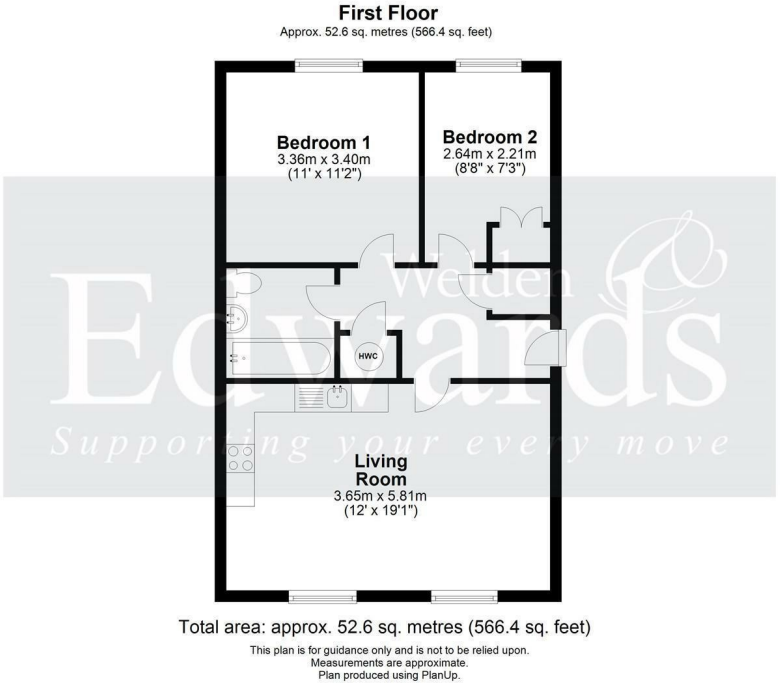
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.



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