



**42 Webbers Way, Devon, EX16 6FB**  
**Asking Price £150,000**

**Offered to the market with no onward chain, this impressive one-bedroom apartment provides spacious accommodation, a dedicated parking space, and the added benefit of a private rear garden. Combining convenience with desirable outdoor space, it presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-appointed and low-maintenance home.**

**Description**

Step into this beautifully presented first-floor apartment, accessed via its own private ground-floor entrance and designed with modern living in mind. The contemporary open-plan layout offers a bright and spacious lounge/dining area, enhanced by dual-aspect windows that fill the room with natural light. This flows effortlessly into the stylish fitted kitchen, complete with sleek wall and base units, a built-in oven, generous storage solutions, and dedicated space for appliances.

A small inner hallway leads to the impressive double bedroom, thoughtfully designed with a built-in double wardrobe to maximise convenience and organisation. The bathroom continues the home’s elegant feel, featuring a full-sized bath with shower over, WC, and hand basin.

Outside, practicality meets comfort with an off-road parking space for easy day-to-day living. A rare and charming bonus is the private rear courtyard — an inviting spot to relax, entertain, or enjoy the sunshine.

Ideal for investors, this property offers an excellent buy-to-let opportunity, with an anticipated rental income of approximately £750 per calendar month. A superb blend of style, functionality, and investment potential, this exceptional home is not to be missed.

**Council Tax, Services & Tenure**

Council Tax Band - A  
All Mains Connected  
Leasehold - 999 years from 1 October 2005  
There is a yearly management charge of approx £180.00.

Broadband Speeds: Ultrafast 1800 Mbps  
Mobile Signal: Three, EE, Vodafone - Likely O2-Limited

**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.

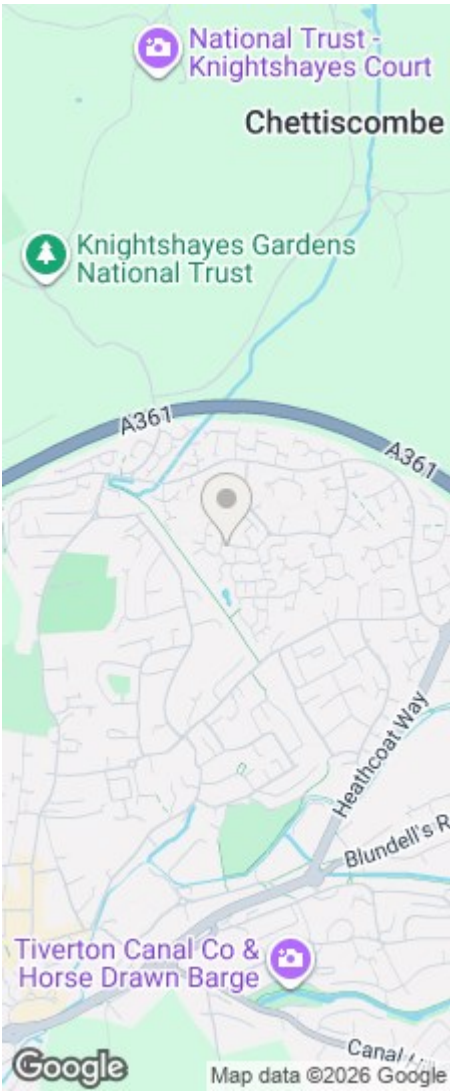
**Tiverton**

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.

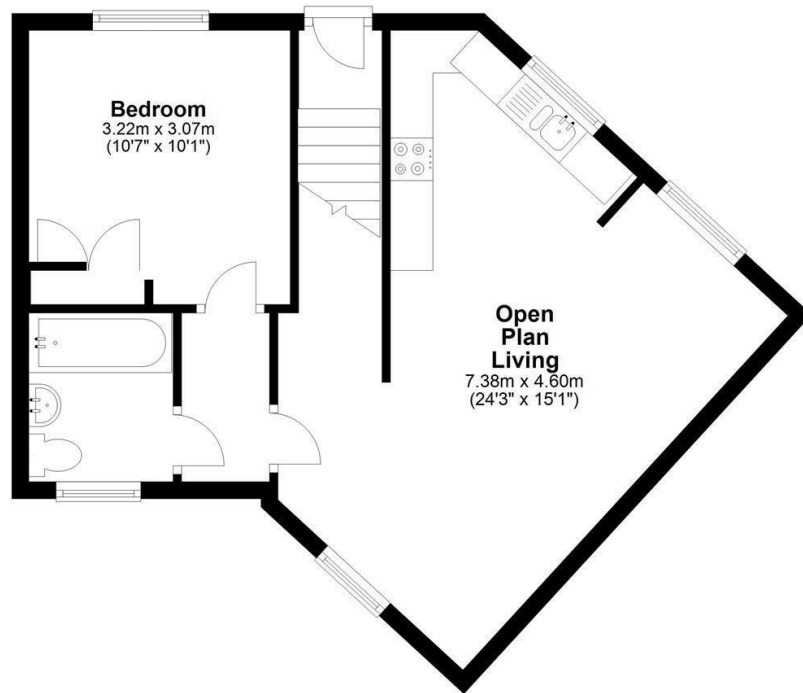
**Disclaimer**

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		84	85
(69-80) C			
(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	



## First Floor



Total area: approx. 44.4 sq. metres (477.4 sq. feet)

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



