

18 Fairby Close, Devon, EX16 6AB
£135,000

Welden Edwards
Supporting your every move

Offered to the market with no onward chain, this superb second-floor two-bedroom apartment enjoys a highly convenient location close to a range of local amenities. Boasting a spacious and well-presented interior, the property further benefits from off-road parking for one vehicle, making it an ideal purchase for first-time buyers, investors, or those seeking a low-maintenance home in a prime location.

Description
Situated on the first floor, this thoughtfully designed apartment opens into a spacious entrance hall that provides access to every room. To the left, a bright and airy open-plan lounge, kitchen and dining area offers a welcoming and flexible living space. The kitchen is positioned at the rear and includes 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 over the attractive green space beyond.

To the right of the hallway, Bedroom One is a generously sized double with plenty of room for furnishings. Bedroom Two is also well proportioned, making it ideal as a guest room, home office or nursery. The bathroom sits at the rear 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.

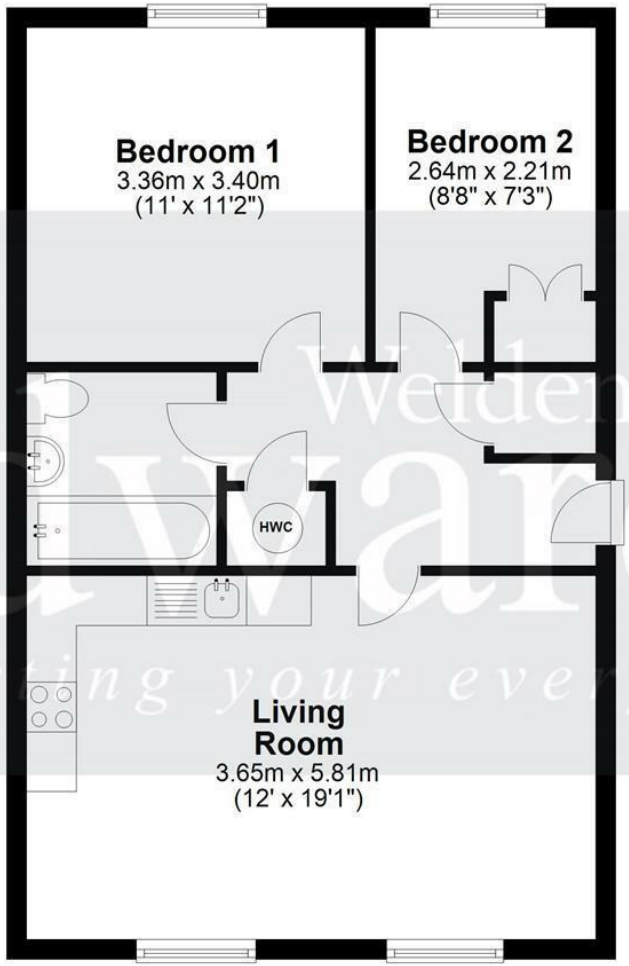
Disclaimer
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position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





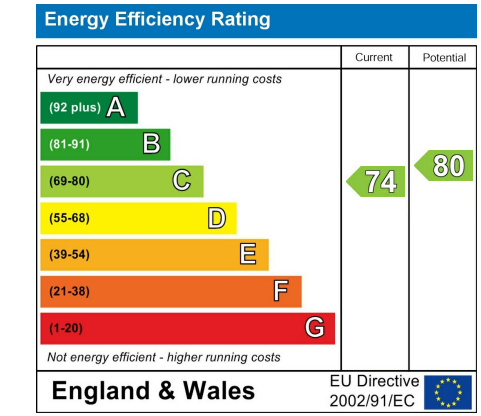
First Floor

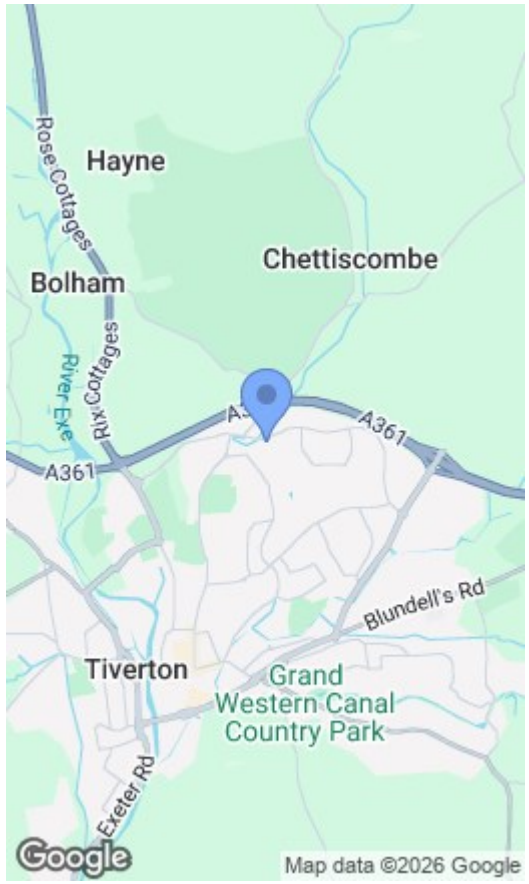
Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 52.6 sq. metres (566.4 sq. feet)

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

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