



1 Trickey Close

Tiverton, Tiverton

1-Bedroom Home with Private Garden & Parking –
Moorhayes Development, Tiverton
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No onward chain!
- Open plan living/kitchen area
- Large double bedroom with built in storage
- Brick enclosed rear garden with shed
- Driveway with parking for one car
- Located within a quiet cul-de-sac
- Within the Moorhayes development with great transport links to the M5 and Tiverton Parkway Train Station



1-Bedroom Home with Private Garden & Parking – Moorhayes Development, Tiverton

Ideal for the first time buyer, looking to downsize or investor, this lovely one bedroomed modern terrace house is available on either a shared equity or full equity basis. The vendors are selling their 60% share with the remaining 40% being rented from Sovereign Housing Association for £132.76 per month. This charge covers Ground Rent and Buildings Insurance with a further £23.61 per month to cover service and maintenance charges. We understand that the full equity and freehold can be purchased by staircasing the transactions together (on completion) at a combined purchase price of £150,000 if preferred.

Located in the popular Moorhayes development, this one-bedroom property offers fantastic potential and is perfect for first-time buyers or those looking to downsize. With excellent transport links to the M5 and Tiverton Parkway train station, it's ideally situated for commuters.

The home features a spacious open plan living and kitchen area, complete with two radiators, electric points throughout, a thermostat, and connectivity for internet and TV. A Vaillant boiler is installed, and the space includes a bay window and an additional rear-facing window, allowing for plenty of natural light. There is space for essential appliances such as a cooker and washing machine, as well as room for a small dining table.

The double bedroom is a generous size, with a built-in wardrobe, large rear-facing window, single radiator, and ample electric sockets. The bathroom includes a frosted window, low-level WC, hand basin, and a bathtub with handrails. It is partially tiled and has a radiator.

Upstairs, the landing area provides access to the bedroom and bathroom, with large double sliding storage doors housing the water tank and additional storage space. The entrance hallway contains a small radiator and the consumer unit.

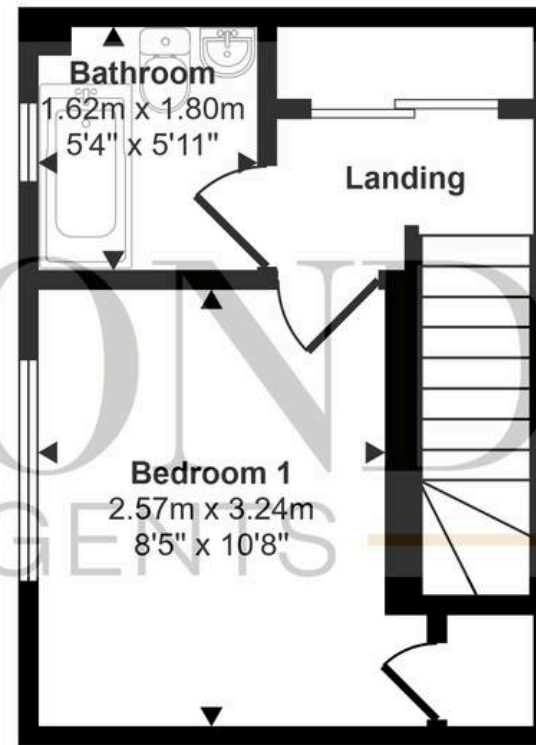
Externally, the private rear garden is fully enclosed with a mix of brick wall and fencing. It includes a lawn, patio, and chipping area, along with a large shed and rear gate access to the front. At the front, there's a driveway offering off-road parking for one vehicle.



Approx Gross Internal Area
39 sq m / 417 sq ft



Ground Floor
Approx 20 sq m / 211 sq ft



First Floor
Approx 19 sq m / 206 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

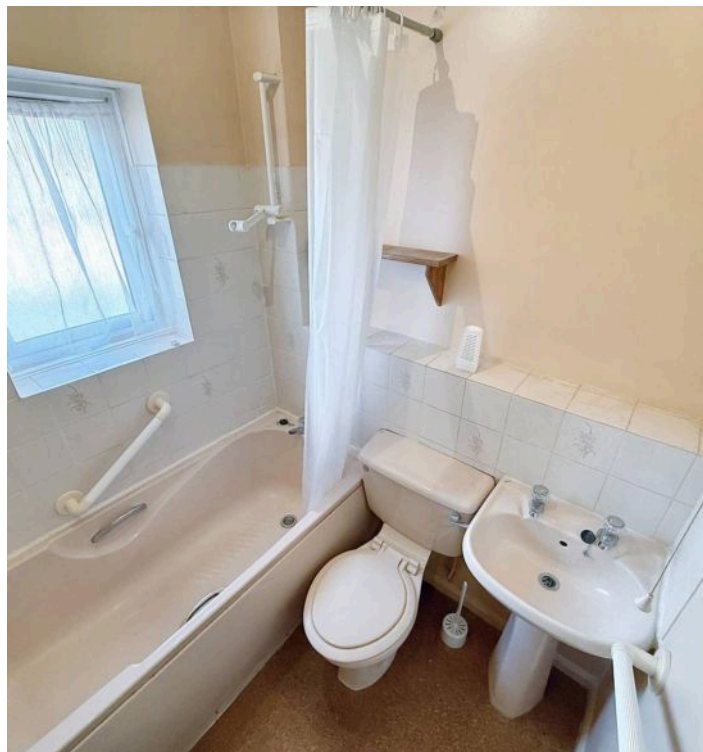
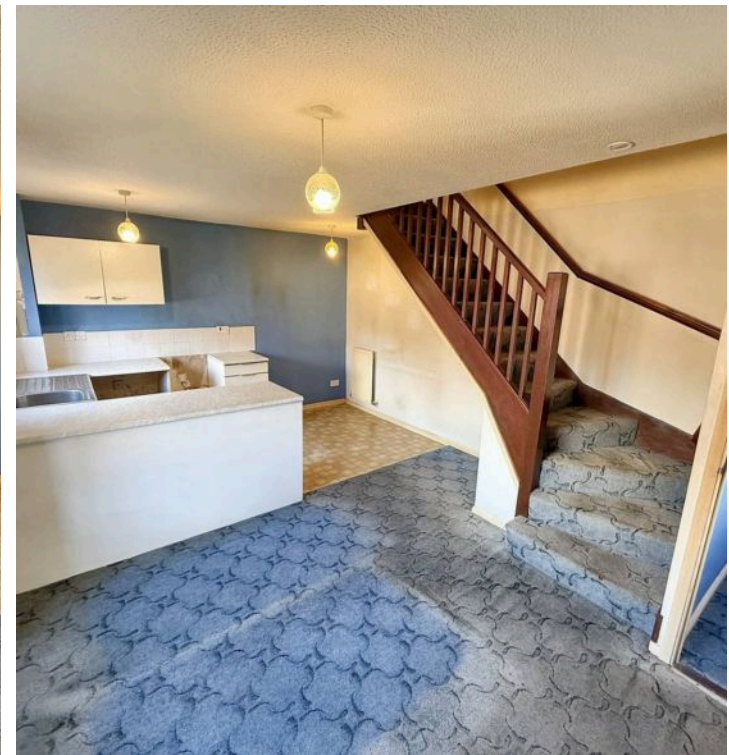
If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £150 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





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Tiverton

Guide Price **£150,000**