

8 Fore Street, Tiverton, Devon, EX16 6LH



46 Popham Close, Tiverton, Devon, EX16 4GA

Asking Price £160,000

- No Onward Chain
- Sought after location
- Dining room / 3rd Bedroom
- Bathroom and an en-suite
- Private parking
- Spacious accommodation
- Sitting room
- 2 double bedrooms
- Lift access
- Communal

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



46 Popham Close, Tiverton EX16 4GA

NO ONWARD CHAIN - Freshly Renovated & Ready to Move Into – Spacious Two/Three Bedroom Apartment with Lift Access.



Council Tax Band: C



LongDescription

Freshly Renovated & Ready to Move Into – Spacious Two Bedroom Apartment with Lift Access.

This beautifully presented second-floor apartment has just been tastefully redecorated throughout, offering a light and modern feel with brand-new carpets and flooring.

The property provides generous living space and is ideally located on the edge of Tiverton, within walking distance of the town centre.

Access is via wide, well-kept communal landings, with both stairs and a convenient lift service available—making this an excellent choice for a wide range of buyers.

Inside, the apartment features:

Entrance lobby
Bright and spacious sitting room
Fitted kitchen
Two double bedrooms, including a main bedroom with en-suite shower room
Additional dining room, which could easily be used as a third bedroom or home office
Family bathroom

Outside, residents benefit from allocated parking plus additional visitor spaces, along with a communal garden area—perfect for enjoying some fresh air without the upkeep.

Tiverton is a traditional market town nestled in the picturesque Exe Valley, around 15 miles north of Exeter.

The town offers a wide range of amenities including a leisure centre, swimming pool, sports clubs, and a highly regarded 18-hole golf course just a mile from the property.

Excellent transport links are close by, with the A361 providing fast access to North Devon and Junction

27 of the M5, where Tiverton Parkway mainline station offers direct trains to London and beyond.

Lease and Costs

This is a leasehold property with a 150-year lease from 2004.

The service and maintenance charge is £246.80 per month (payable for 10 months of the year) and includes:

- * Window cleaning
- * Lift maintenance
- * Weekly cleaning of foyer and communal stairs
- * External maintenance and gardening
- * Buildings insurance

Please note: pets are not permitted in the building.

Services:

Mains electricity, gas, water, and drainage.

Tenure:

Leasehold

Council Tax:

Band C

Local Authority:

Mid Devon District Council - 01884 253500



Directions

Directions: What3words - member.pools.shall
 Google Plus Code - WG4H+JXX Lat/Long - 50.906595, -3.470174

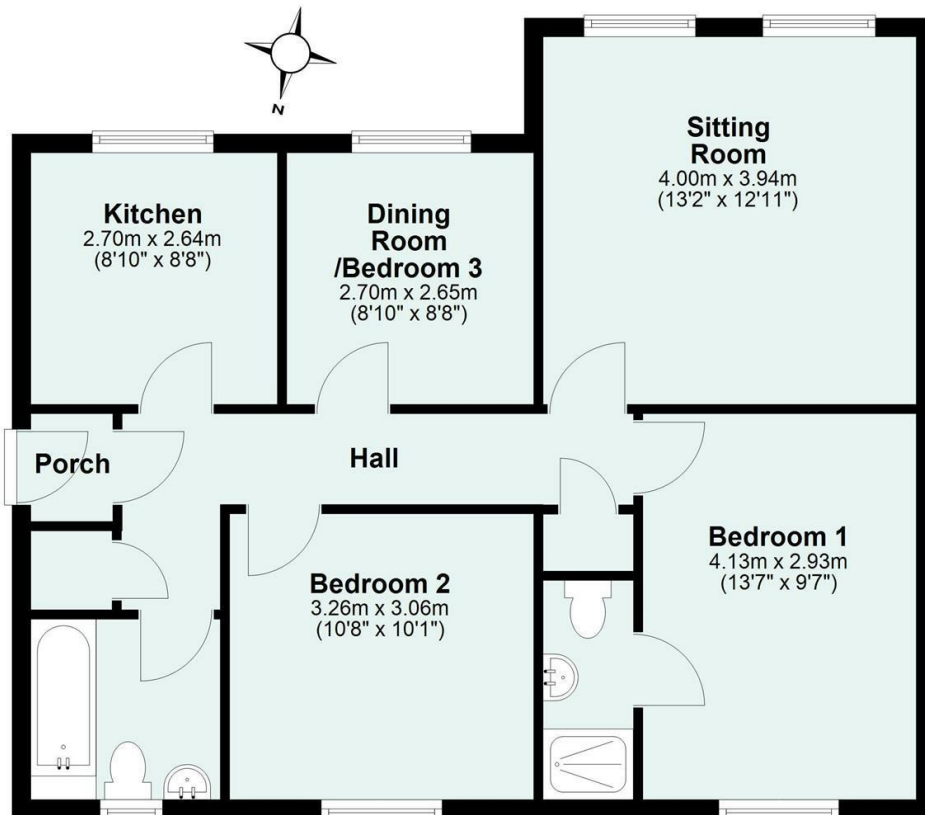
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	



Total area: approx. 70.8 sq. metres (761.7 sq. feet)