



**1 Belmont Way, Tiverton, EX16 6GX**  
**Asking Price £186,000**

Welden  
**Edwards**  
*Supporting your every move*



# ***An immaculately presented two bedroom, first floor apartment, located in a popular development close to the town centre.***

## **Description**

Entering through the communal door reserved for Flat 1 & 2, you will ascend a staircase to the first floor where you will find a welcoming spacious hallway that connects all rooms in the apartment.

Upon entering through the front door, you will be greeted by Bedroom One, a generously sized room with built-in wardrobes and the added luxury of a walk-in wardrobe. This bright and airy bedroom offers ample natural light, creating a relaxing atmosphere. Continuing along the hallway, you will come across Bedroom Two, another sizable double bedroom.

At the rear of the apartment lies the open plan living area and kitchen, the heart of the home. The modern kitchen features cream gloss wall and base units, complemented by walnut effect worktops. It is equipped with a built-in oven, gas hob, and extractor, with space for a fridge freezer and plumbing for a washing machine.

The lounge/diner offers plenty of space for your living and dining furniture and boasts stunning views of rolling hills from the lounge window. The bathroom is stylishly appointed with contemporary grey tiling, a bath with shower over, WC, and hand basin. Additionally, the apartment includes two storage cupboards for added convenience.

Externally, there is off-road parking for one vehicle, providing ease and security for residents.

## **Services, Council Tax, & Tenure**

Leasehold - 999 years from 31st Oct 2012

Council Tax Band - B

All Mains Services Connected

There is an annual service charge of approx £370.00

## **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](mailto: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.

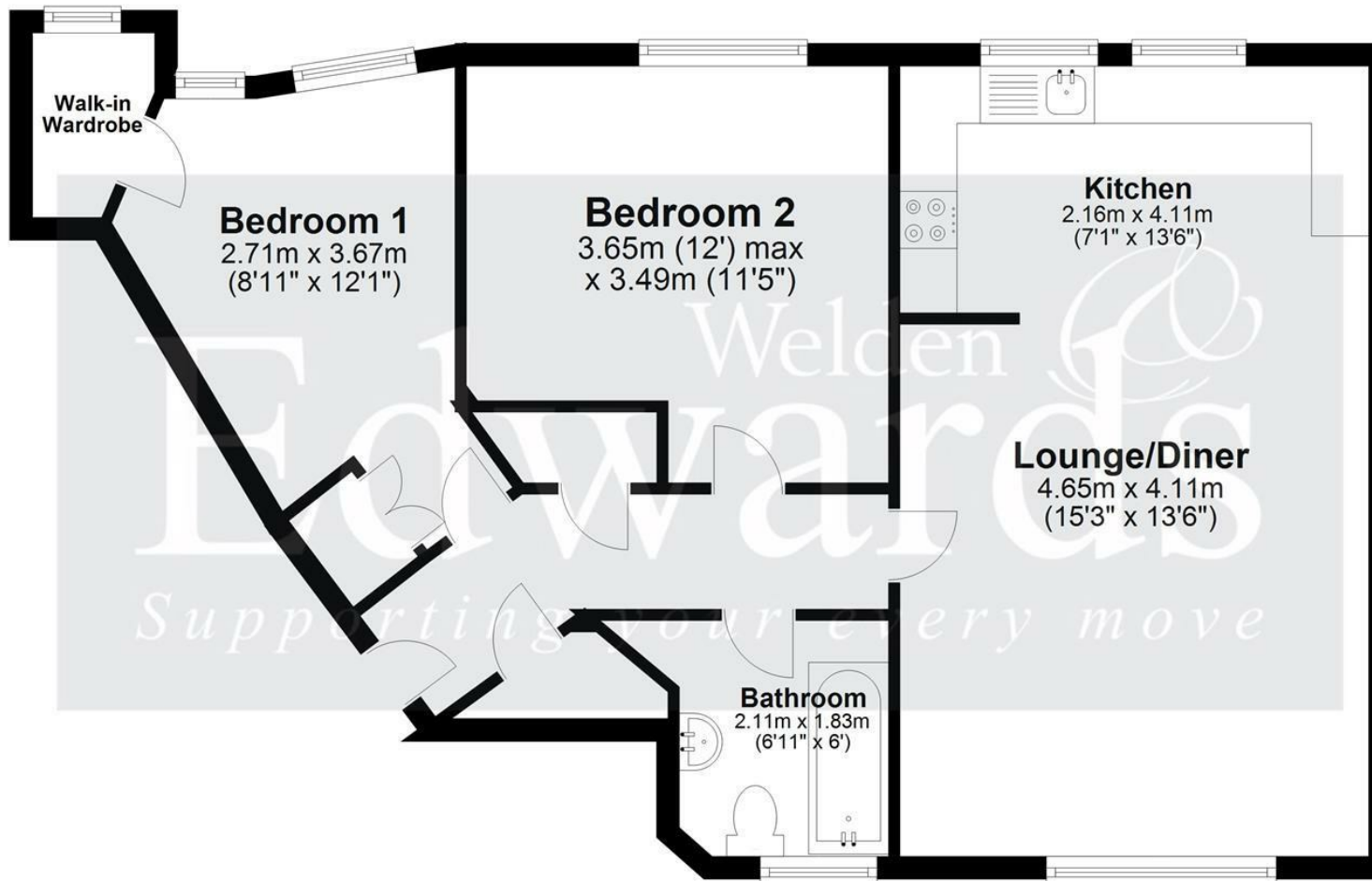
## **Disclaimer**

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.



## Ground Floor

Approx. 64.4 sq. metres (693.3 sq. feet)



Total area: approx. 64.4 sq. metres (693.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 