



**4 Fairby Close, Tiverton, EX16 6AB**  
**Asking Price £155,000**

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



# ***This fantastic first-floor, two-bedroom apartment is offered to the market with no onward chain and is conveniently located close to local amenities***

## **Description**

Located on the first floor, this well-designed apartment welcomes you into a generous entrance hall, offering access to all rooms. To the left, the bright and spacious open-plan lounge/kitchen/diner creates a comfortable and versatile living area. The kitchen sits to the rear and features a range of wall and base units, an integrated oven, hob and extractor fan, along with plumbing for a washing machine. There is ample space for a small dining table and chairs, while the lounge area at the front enjoys views over the attractive green space beyond.

To the right of the hallway, Bedroom One is a well-proportioned double room with plenty of space for furnishings. Bedroom Two is also a good-sized room, ideal as a guest bedroom, home office or nursery. The bathroom is positioned at the rear and includes a bath with shower over, WC and hand basin.

Additional benefits include an airing cupboard and a large storage cupboard, providing excellent practical space. Externally, the property offers off-road parking for one car.

## **Council Tax**

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.

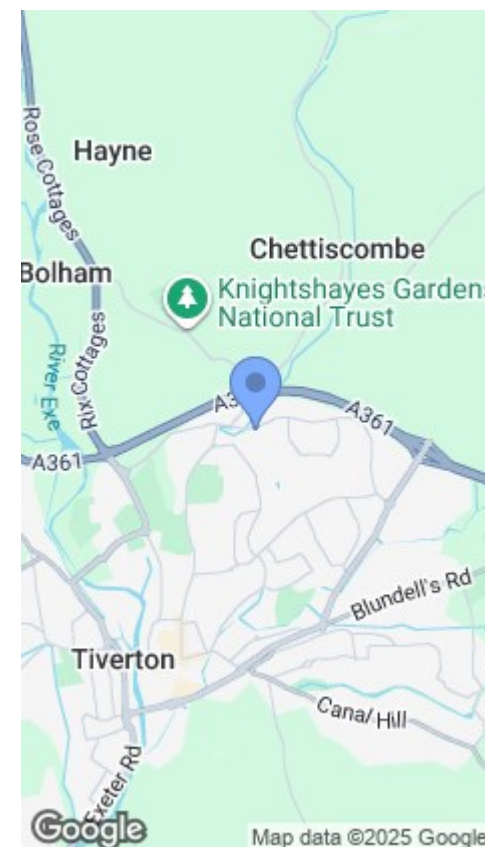
## **Sales Enquiries**

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## **Disclaimer**

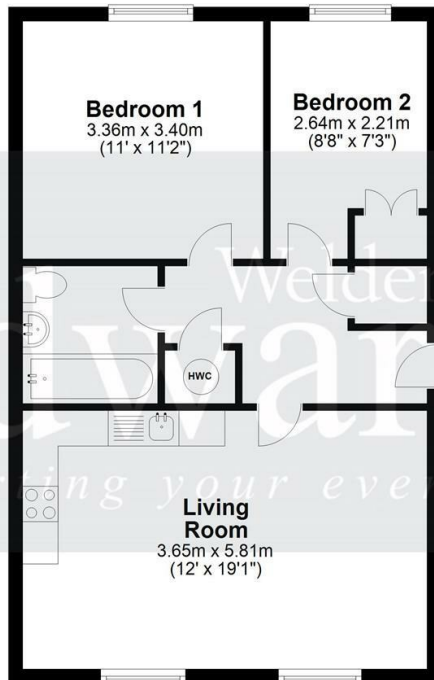
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82
England & Wales		EU Directive 2002/91/EC 



### 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.





