



**19 Perreyman Square, Tiverton, EX16 6GY**  
**Asking Price £177,950**

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

# Offered to the market with no onward chain is this beautifully presented, two bedroom, ground floor apartment. Benefiting from a rear garden, spacious accommodations, and off road parking.

## Description

Step through the front door into a generously sized entrance hall that effortlessly connects to every room in the home. To your left, discover a stunning open-plan kitchen, lounge, and dining area—a beautifully flowing space designed for both relaxation and entertaining. Patio doors at the rear invite natural light and open out to a charming garden, perfect for enjoying sunny days.

Positioned at the front of the property, the kitchen boasts a stylish array of cream shaker-style wall and base units, complemented by modern finishes. It features an integrated oven and hob, with designated space for a fridge freezer and plumbing ready for a washing machine. The kitchen transitions smoothly into the lounge-diner, offering ample room for a dining table and comfortable seating—ideal for hosting guests or unwinding after a long day.

Both bedrooms are spacious doubles, providing plenty of room for furnishings and personal touches. The primary bedroom includes a built-in wardrobe for added convenience. Completing the interior is a contemporary shower room, fitted with a walk-in shower, WC, and hand basin.

Outside, the rear garden offers a tranquil retreat with a paved patio area—perfect for alfresco dining or morning coffee. At the front of the property, you'll find off-road parking for one vehicle, adding practicality to this delightful home.

## Council Tax, Tenure & Services

Leasehold - 999 years from 31st Oct 2012

Council Tax Band - B

All Mains Services Connected

There is an annual service charge of approx £391.91

Ofcom Broadband Speeds: Superfast 73 Mbps

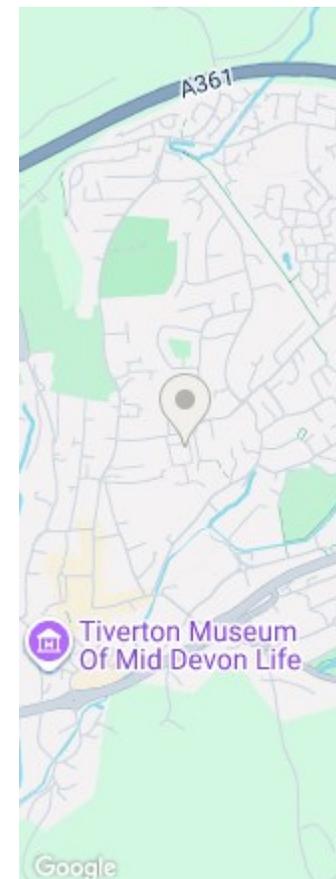
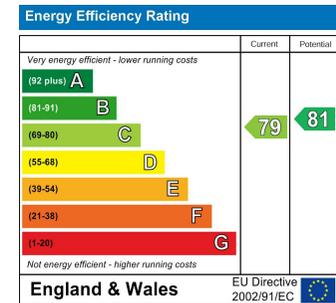
Ofcom Mobile Signal: Vodafone, EE, Three - Likely, O2 Limited

## 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.

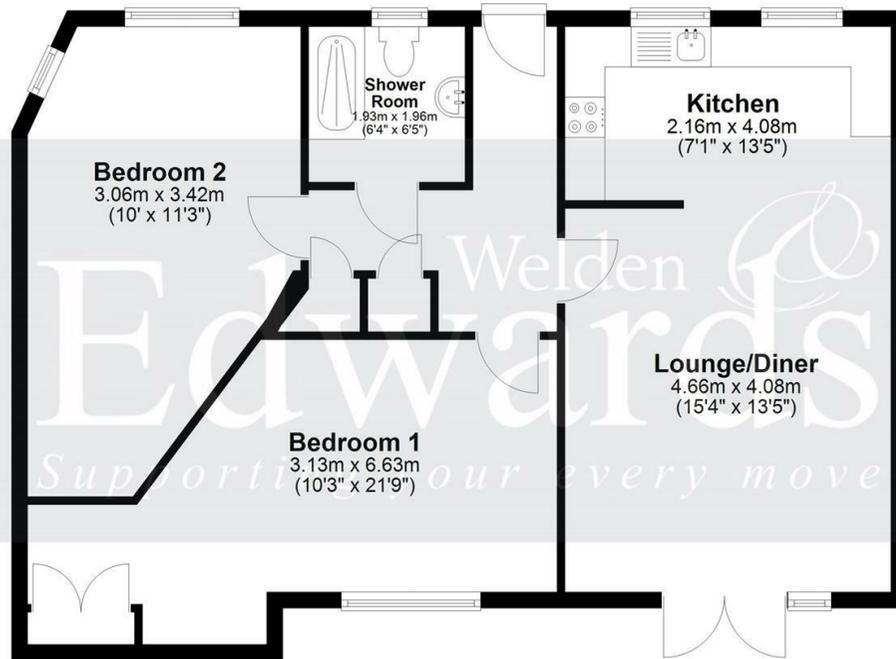
## Disclaimer

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. 76.8 sq. metres (826.9 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

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



