



6 Fairby Close, Devon , EX16 6AB
£145,000

Bright and well-proportioned, this two-bedroom second-floor flat combines a convenient location close to local amenities with the benefit of no onward chain, making it perfect for a swift, straightforward move.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	

Description

Located on the second floor, this thoughtfully designed apartment opens into a spacious entrance hall that provides access to every room. To the left, the bright and airy open-plan lounge, kitchen and dining area offers a welcoming and versatile space for everyday living. The kitchen is positioned to the rear and fitted with a range of wall and base units, an integrated oven, hob and extractor, plus plumbing for a washing machine. There is ample room for a small dining table, while the lounge area at the front enjoys pleasant views across the attractive green space beyond.

To the right of the hallway, Bedroom One is a generous double with plenty of space for furnishings. Bedroom Two is also well sized, making it ideal as a guest room, home office or nursery. The bathroom sits at the rear of the property and features a bath with shower over, WC and hand basin.

Additional conveniences include an airing cupboard and a large storage cupboard, offering excellent practical space. Outside, the property benefits from off-road parking for one vehicle.

Council Tax, Tenure & Services

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.

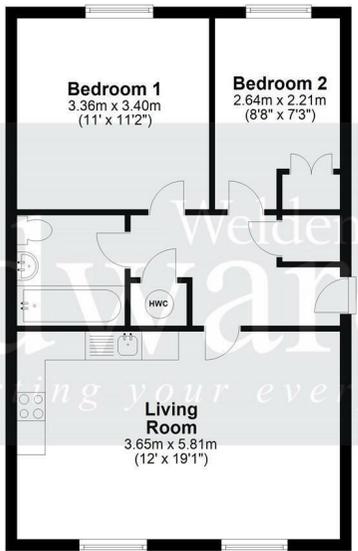
Sales Enquiries

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

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.

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.

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