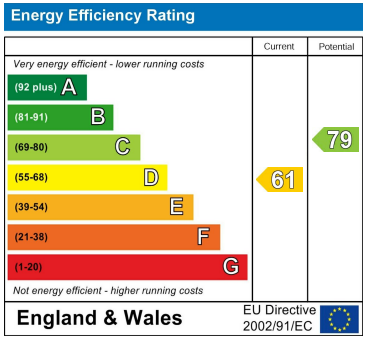


Flat 1, 120 West Exe South, Tiverton, EX16 5DT
Asking Price £155,000

Welden Edwards
Supporting your every move

A fantastic two-bedroom ground floor flat, ideally situated just a stone's throw from the town centre. Offering spacious and well-proportioned accommodation throughout, this delightful home also benefits from a wonderful private rear garden, providing the perfect space for relaxing, entertaining, or enjoying outdoor living.



Description

Entering the property, you are welcomed by a practical and inviting entrance hall, providing access to both the spacious and versatile living room and the generous primary bedroom. The bedroom benefits from a number of useful alcoves, ideal for fitted wardrobes or additional furnishings, creating a functional yet comfortable retreat.

From the charming living room, the stylish family bathroom is conveniently positioned to the left, thoughtfully integrated into the natural flow of the home. Continuing through, the second bedroom is well-proportioned and enhanced by deep built-in storage, while a well-placed window allows natural light to fill the space, creating a bright and airy feel.

To the rear of the property, the characterful kitchen-diner offers a unique and welcoming setting, complete with a central island and breakfast bar—perfect for both everyday living and entertaining guests. There is ample storage and counter top space which includes a cooker, as well as slots for a washing machine and fridge freezer.

French doors open out onto a private, low-maintenance rear garden, which also benefits from useful rear access and a practical storage shed. This soulful outdoor space is ideal for relaxing or entertaining, offering ample room for a variety of garden furniture. Generous in size, the garden significantly enhances the overall appeal of the home, creating a seamless extension of the living space.

Services, Tenure and Council Tax

Share of the freehold.
Lease - 999 Years Commencing On And Including 29 September 2007.
Council Tax Band - A
All Mains Services Connected
HVAC Heating
There is a service charge of approx: £120 per month

Ofcom Broadband Speeds: Ultrafast 900 Mbps
Ofcom Mobile Signal: EE, Vodaphone, 3 Likely. 02 Unlikely.

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.



Ground Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



Total area: approx. 56.4 sq. metres (607.0 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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