



**74 Oakfields, Tiverton, Devon EX16 6XF**  
**Guide Price £130,000**

A very well presented one bedroom first floor apartment in the popular Moorhayes development.

### Description

Perfectly positioned in a tranquil and desirable location near local amenities, this charming one-bedroom first-floor apartment offers a peaceful sanctuary for comfortable living. Welcoming you inside is an entrance hallway with ample storage space and seamless access to all rooms, ensuring convenience and practicality. The spacious lounge/diner presents breath-taking views overlooking Tiverton, creating a serene ambiance for relaxation or entertaining guests.

Moving through an inviting archway, you'll discover a well-appointed kitchen featuring a range of wall and base units, providing functionality and style. With space designated for a fridge/freezer, a washing machine, and a built-in oven and hob. The large windows throughout the apartment offer abundant natural light and showcase the picturesque surroundings, enhancing the overall appeal of the space.

A cosy double bedroom provides a peaceful retreat, while the bathroom offers a WC, hand basin, and a bath with a shower over, catering to your daily needs. This property also boasts the added convenience of one allocated parking space, ensuring hassle-free parking and easy access for residents.

### Tenure, Services & Council Tax

Leasehold - 155 year lease from 1st January 2003  
 Council Tax Band - A  
 Mains Connected  
 Service charge is approximately per year £1300  
 Ground rent is per year £227.18

Approx Broadband Speeds -  
 Standard 15 Mbps  
 Superfast 80 Mbps

### Tiverton

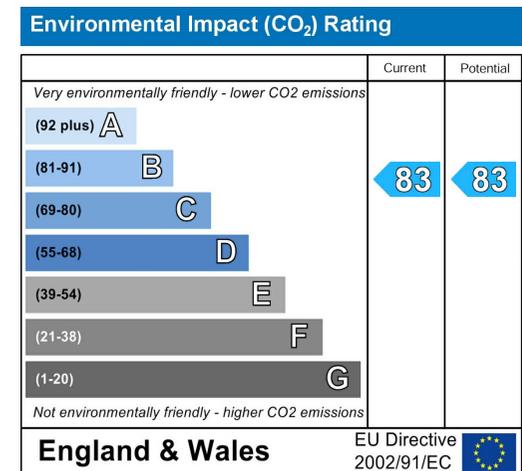
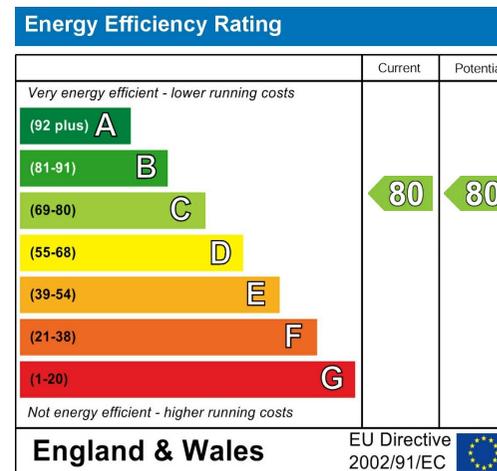
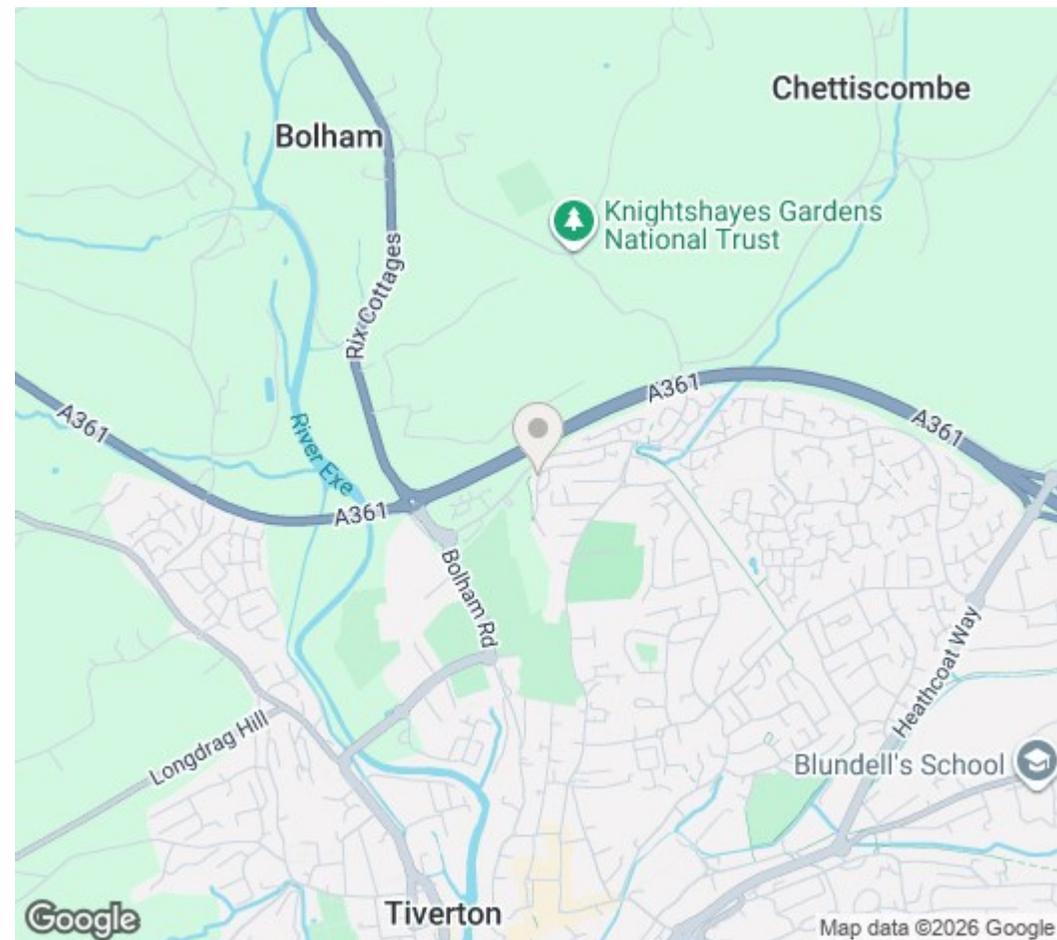
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### 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).

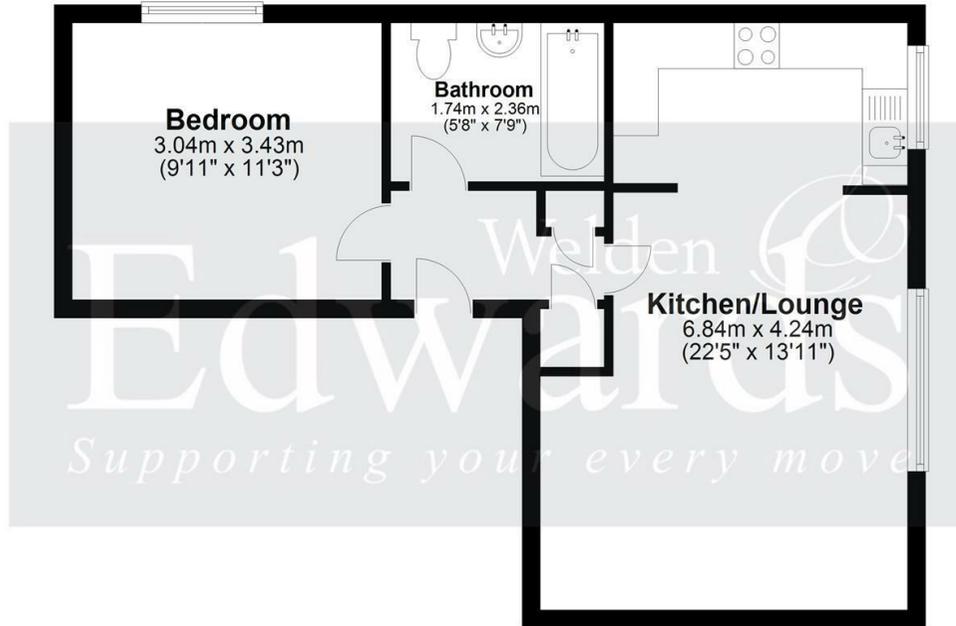
### Disclaimer

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.



## Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 42.5 sq. metres (457.8 sq. feet)

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



