



**Flat 7 Cornmill House, Tiverton, EX16 6FN**  
**£169,500**

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



***\*NO ONWARD CHAIN - BRAND NEW KITCHEN, CARPETS AND DECORATION THROUGHOUT!!\****  
***Offered to market with no onward chain is this immaculately presented two bedroom, top floor apartment. Having been recently refurbished the property benefits from a brand new kitchen and appliances, as well as brand new carpets throughout, this property needs to be viewed to appreciate all it has to offer.***

### Description

No Onward Chain!

Entering into your spacious entrance lobby which provides ample space to store your shoes and coats. A door leads into the wonderful apartment.

As you enter, there are two large storage cupboards and as you walk down the hall, to your left is Bedroom Two, a good sized single bedroom, with beautiful out over the rolling hills. Further down the hall is Bedroom One, a large double bedroom with dual aspect, the room is flooded with natural light.

The lounge/kitchen is open plan with a brand new kitchen and appliances. With a range of sleek grey wall and base units and perfectly complimented by the Quartz worktops, this real kitchen is a the real heart of this home. There is the added luxury of brand new appliances such as a double oven, hob, fridge freezer and washing machine. The property also benefits from a newly installed central heating boiler.

The lounge area is a lovely size with ample space for your living room furniture. The bathroom finishes off the apartment with a bath and separate shower cubicle, a WC and hand basin.

The property has been refurbished to a high standard with brand new carpet throughout.

Externally there is beautiful, well maintained communal gardens providing plenty of space to sit an unwind in the warmer months and two allocated parking spaces for added convenience.

This apartment is perfectly located in a lovely quiet community and is within a short walk into the town centre.

### Services

All mains connected.

Council Tax Band B

EPC rating C

Broadband:

Standard- 16mbps

Superfast - 70mbps

Leasehold

Lease start date 12/2001

999 years from January 2009

There is a yearly management charge of : £1,685.00

The potential rental income for this property would be approx £825 pcm

### Tiverton

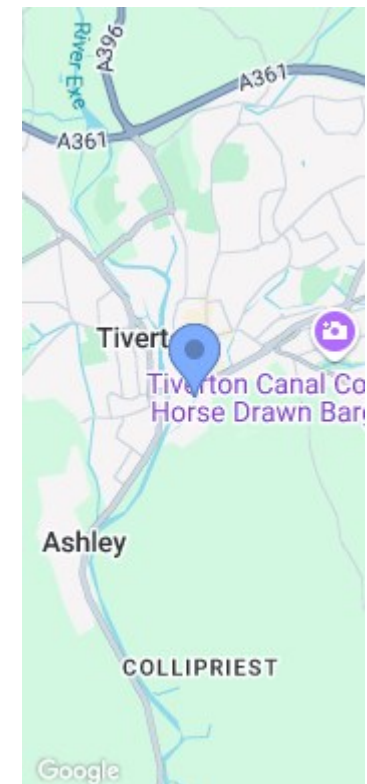
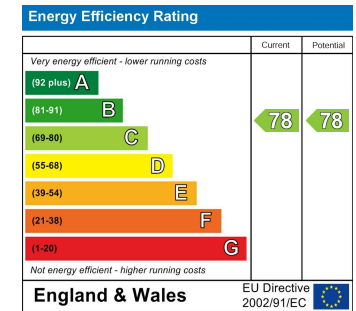
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### 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. 71.5 sq. metres (769.7 sq. feet)



Total area: approx. 71.5 sq. metres (769.7 sq. feet)

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



53 Bampton Street, Tiverton, Devon, EX16 6AL

Tel: 01884 257 997

[sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk)

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



