



**6 Barle Court, Tiverton , Devon EX16 6UZ**  
**Asking Price £149,000**

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



Introducing to the market this exceptional two-bedroom, first-floor apartment, being offered with no onward chain. This delightful residence combines modern living with convenience, making it the perfect choice for those seeking a hassle-free move. With spacious interiors and an ideal location, it presents an outstanding opportunity for both first-time buyers and investors alike. Don't miss out on this fantastic opportunity!

Description

Introducing a delightful two-bedroom first-floor flat, perfectly located just moments away from a variety of local amenities.

This inviting residence boasts a generously sized lounge enhanced by a charming Juliet balcony, allowing sunlight to pour in and creating a warm and airy atmosphere. The adjoining fitted kitchen is a culinary enthusiast's dream, featuring ample space for a dining table—ideal for hosting gatherings with family and friends.

The flat comprises two comfortable bedrooms, with the master bedroom also offering a lovely Juliet balcony for added charm. Completing the living space is a well-appointed family bathroom, equipped with a convenient shower over the bath.

Additional highlights include access to a beautifully maintained communal garden, providing a serene outdoor retreat, along with allocated parking for one car.

This flat presents a fantastic opportunity for modern living within a vibrant and convenient location, perfect for first-time buyers or those seeking a cosy yet stylish retreat!

Council Tax

Council Tax Band - B  
Mains Electric, Water & Drainage  
Leasehold - 999 years from 1 July 2003  
There is an annual service/management charge of £1080. This includes cleaning and building insurance.

Ofcom Approx Broadband Speeds: Superfast 56 Mbps, Ultrafast 900 Mbps  
Ofcom Approx Mobile Signal: EE, Three, Vodafone - Limited, O2 - Likely

Sale 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).

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.

