



**3 Westfield Road, Tiverton, EX16 5EU**  
**Asking Price £160,000**

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

# ***This delightful two bedroom, first floor apartment boasts a spacious lounge/diner, a sleek and modern kitchen, and charming front and rear gardens.***

## **Description**

Entering through the front door, you will find an entrance hall with stairs leading to the apartment. To the right of the hall is a very useful cupboard, a great size, perfect to store your shoes and coats.

Ascending up the stairs, a spacious hall leads to all rooms. The hall is a great size, with plenty of room for a working from home station or to be used as a snug.

The lounge diner is a light and airy room, with ample space for a four seater dining set, and your living room furniture. From the lounge, a door leads to the kitchen.

The well equipped kitchen has modern navy blue wall and base units and is complimented with rose gold handles. Benefiting from a built in fridge, freezer, dishwasher, oven, hob and extractor, this kitchen is ready to move straight into.

Bedroom One is off of the hall, a large double bedroom with a built in cupboard and a window overlooking the rear garden.

Bedroom Two is another great sized double bedroom with plenty of room for your bedroom furniture.

The shower room has been recently updated, with a shower cubicle, a white gloss vanity unit and a WC.

From the hall a door leads you to the real treat of this property, a lovely balcony seating area, a great place to enjoy the warmer evenings.

Externally, the rear garden is a great size, laid to lawn, with plenty of scope to create a fantastic haven. There is also a handy outside store.

## **Council Tax Band, Tenure & Services**

Council Tax Band - A

All Mains Connected

Leasehold - 125 Years From 9 November 1992

Service Charge - approx £120.00 per year

## **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**

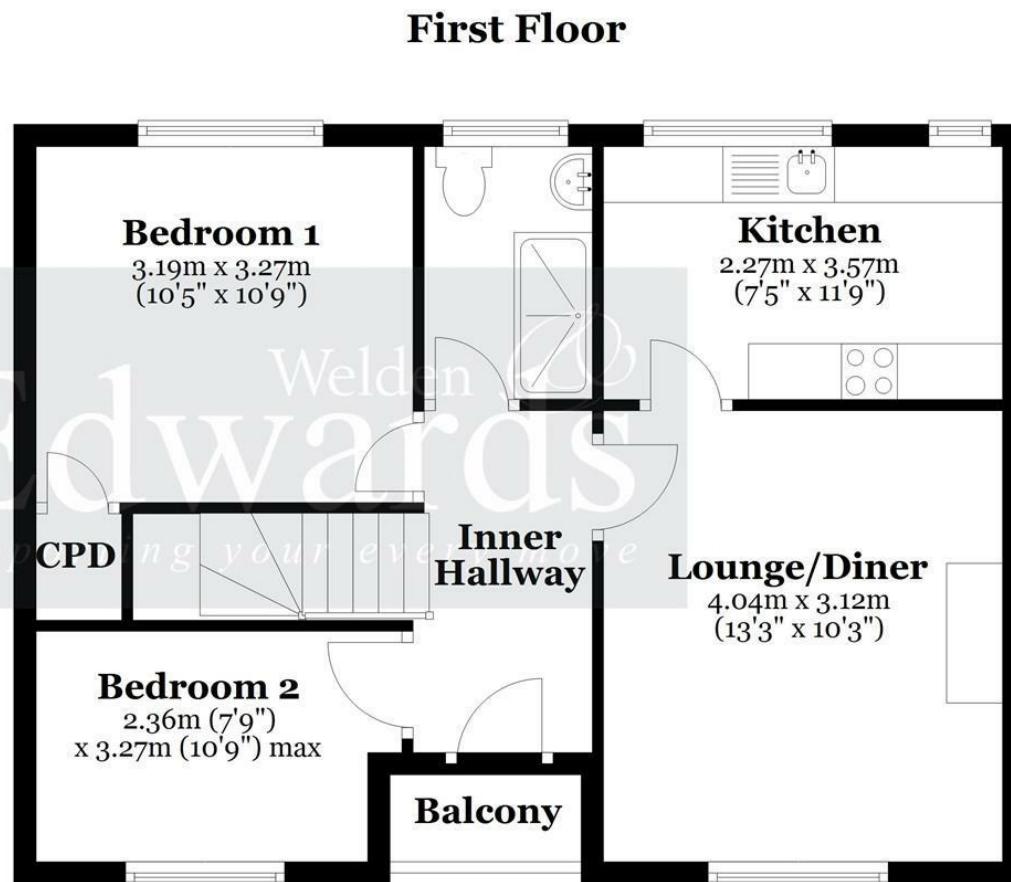
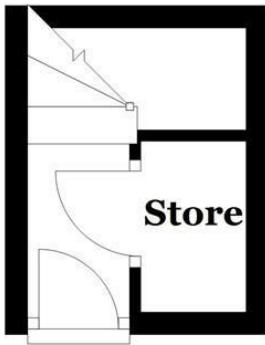
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## **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.



## Entrance Porch



Total area: approx. 56.7 sq. metres (609.8 sq. feet)

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

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

