



Flat 4 4 Perreyman Square, Tiverton, Devon EX16 6GZ
Asking Price £169,950

****NO ONWARD CHAIN****

A wonderful first floor, two double bedroom apartment, located in the desirable Perreyman Square development in Tiverton!

Description
Situated on the first floor, this beautifully presented apartment offers two generous double bedrooms and a bright, contemporary living space.

Step through the front door into a spacious entrance hall that seamlessly connects to every room. To the right sits Bedroom One, a well-proportioned double with plenty of room for your furniture. Bedroom Two is also a comfortable double, ideal for guests, a home office, or a cosy retreat.

Positioned at the rear of the property is the impressive open-plan lounge, dining, and kitchen area—an inviting space perfect for relaxing or entertaining. The modern kitchen features sleek cream-gloss wall and base units paired with walnut-effect work surfaces, along with a built-in oven and hob. The lounge area is bathed in natural light thanks to multiple windows, which also frame attractive views.

Completing this fantastic home is the stylish shower room, fitted with a shower cubicle, WC, and hand basin.

Outside, residents can enjoy a shared green space—ideal for a breath of fresh air—as well as the convenience of an allocated parking space for one vehicle.

Council Tax, Tenure & Services

Mains Water & Electric
Leasehold - 999 years from 31 October 2012
Council Tax Band - B
Situated within a Grade 2 listed building

Ofcom Broadband Speeds: Superfast 76 Mbps
Ofcom Mobile Signal: O2 Limited, Vodafone Three & EE - Likely

Please note, there is an annual service & management charge for this property. The annual service & management charge for 2025 was £1298.81

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.

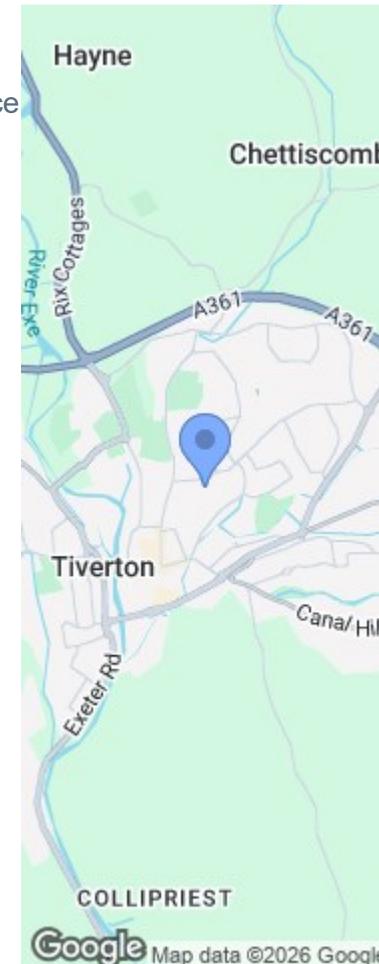
Tiverton

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.

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	



Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Bedroom 1
3.15m (10'4") max
x 4.46m (14'7")

Bedroom 2
2.34m (7'8") max
x 2.96m (9'8")

Shower Room
1.80m (5'11") max
x 1.62m (5'4") max

Lounge/Kitchen/Diner
3.61m (11'10") max
x 4.44m (14'7") max

Total area: approx. 40.1 sq. metres (432.1 sq. feet)

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



