



18 The Avenue, Tiverton, EX16 4HR
£165,000

Welden
Edwards
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This beautifully maintained two-bedroom apartment on the second floor is located in a sought-after area of Tiverton. It boasts stunning views, includes parking, and features access to a communal garden.

Description

Recently redecorated and featuring double glazing throughout, the property is located within the sought-after area of The Avenue.

Accessed via a communal entrance hall with stairs leading to the second floor, the apartment opens into a welcoming hallway with a generous storage cupboard. The spacious lounge enjoys a front aspect and features a charming original fireplace, creating a comfortable and inviting living space.

Bedroom two is a well-proportioned double room with a front-facing window, while the main bedroom is a large double with a rear aspect, offering a peaceful retreat. The bathroom includes a bath with shower over, WC, and wash basin, complemented by a large skylight that fills the room with natural light.

A few steps from the hallway lead down into the quirky and bright kitchen, which is equipped with a row of matching base units with a wrap around work surface. Integrated appliances include a fridge/freezer, electric oven with hob and extractor, along with space and plumbing for a washing machine. The gas-fired boiler is also housed here.

Externally, the property benefits from allocated parking for one vehicle and access to a communal garden.

Services, Tenure and Council Tax

Council Tax Band - A

999 year lease with 980 years remaining.

25% of the Freehold

£55 per calendar month management charge.

All Mains Connected

Ofcom Approx Broadband Speeds:

Standard 19 Mbps, Superfast 80 Mbps

Approx Mobile Signals: EE Likely, Three Likely, O2 Limited, Vodafone Likely

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.

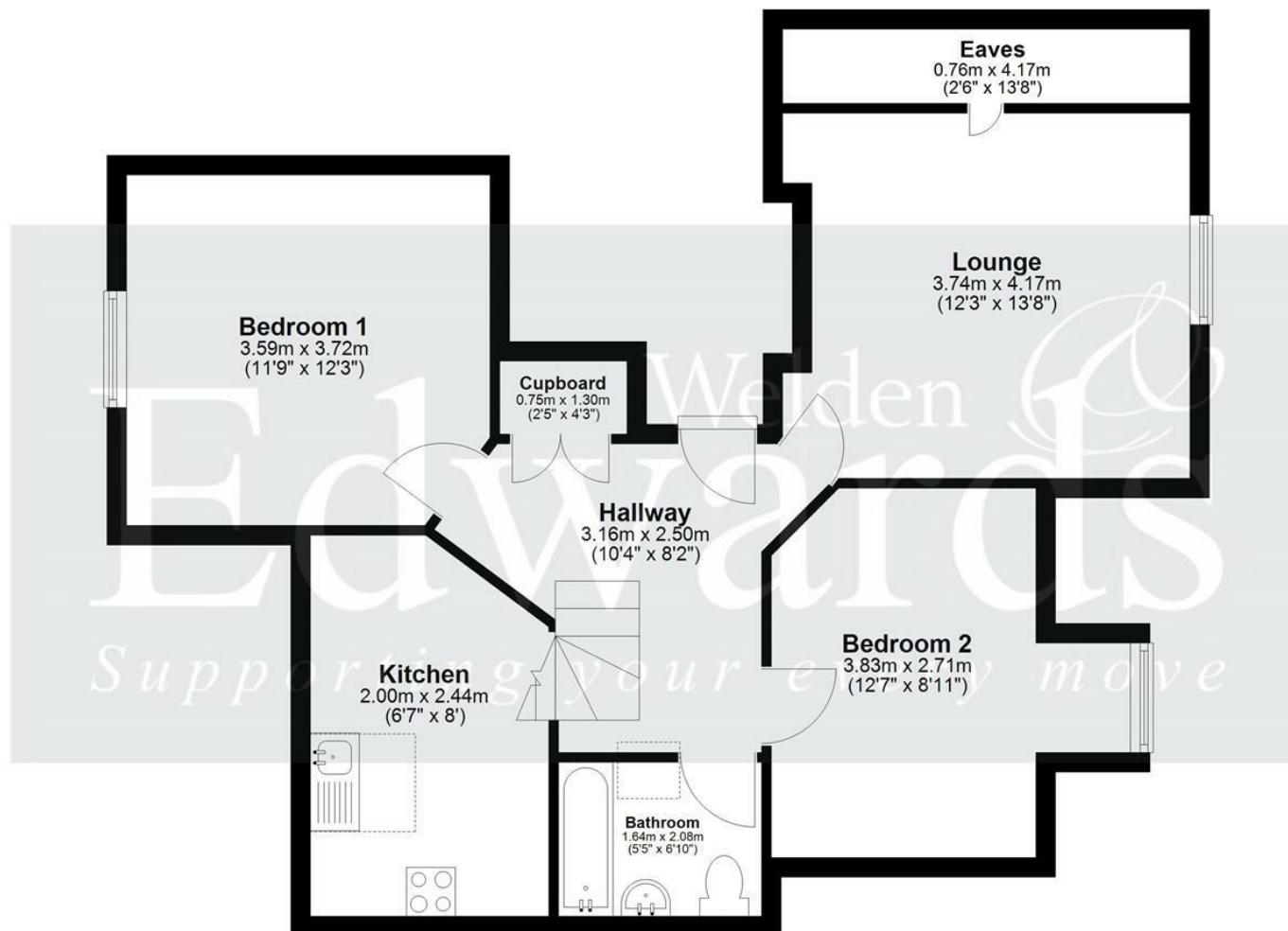
Disclaimer

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. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 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	75	77
(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		

