



Tidcombe Walk, Tiverton, EX16 4FB

welcome to

Tidcombe Walk, Tiverton

Viewing is advised of this beautifully presented two bedroom ground floor apartment, located in Tidcombe area of Tiverton. In brief there are two double bedrooms, master with ensuite and family bathroom, a modern fitted kitchen, with off road parking. **BOOK TO VIEW NOW!**

This immaculate ground floor apartment is move-in ready with NO CHAIN. Upon entering, you are greeted by a spacious entrance hallway, complete with useful storage cupboards and direct access to all living spaces.

To the left of the hallway, the generous lounge welcomes you with large windows that allow natural light to flood in, offering delightful views of the surrounding wooded green space. This ample living area provides an inviting space for relaxation and entertaining. The kitchen is modern with space for a small dining table, the kitchen includes plumbing for a washing machine and sufficient space for a fridge freezer, with two windows continuing the theme of bright, natural light.

The main bedroom benefits from double built-in wardrobes that offer plenty of storage and also includes an ensuite shower room. A further well-proportioned double bedroom serves as a comfortable guest room or home office, while a stylish family bathroom completes the accommodation, featuring a shower over a bath. Externally, the apartment is complemented by a designated carport parking space, accompanied by additional storage space for your convenience. In summary, this charming ground floor apartment presents an exceptional opportunity for those seeking comfort, space, and a prime location. Don't miss out on the chance to make it your own!





Entrance Hall

Door opens into a spacious entrance hall with doors to all rooms, small storage cupboard.

Lounge

13' 6" x 12' 6" (4.11m x 3.81m)
Two double glazed windows, front aspect lounge.

Kitchen

12' 10" Max x 9' 7" Max (3.91m Max x 2.92m Max)
Dual aspect Kitchen. Modern wall and base units with worktop over. Sink one bowl and drainer, electric oven, gas hob and extractor hood. Fridge/freezer and washer/dryer staying. Two freestanding cabinets.

Bedroom One

11' 7" x 9' 6" (3.53m x 2.90m)
Double glazed window to the rear, two built in wardrobes, door to ensuite shower room.

Ensuite Shower Room

Double glazed window, WC, wash hand basin. Shower cubicle.

Bedroom Two

9' 7" x 8' 8" Max (2.92m x 2.64m Max)
Double glazed window to the front.

Family Bathroom

Double glazed window to the rear, WC, wash hand basin, bath with shower over.

Car Port

Carport parking space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Tidcombe Walk, Tiverton

- Ground Floor Apartment
- Two Double Bedrooms
- Shower Room & Family Bathroom
- Modern Kitchen/ Diner
- Carport

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

Annual Service Charge: 1700.00

Annual Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:

TVT106152 - 0007

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