

**1 Water Lane, Tiverton, Devon, EX16 6RB**

**Guide Price £131,320**

**This charming one-bedroom ground floor apartment is ideally situated just a stone's throw away from the town centre, offering both convenience and comfort.**

#### Description

Upon entering through the front door, you are welcomed into the inviting entrance hall that serves as a gateway to all the living spaces.

To your left, you'll discover the generously-sized open-plan living area. The lounge boasts plenty of room for your furniture, along with space for a cosy dining table and chairs. Adjacent to the lounge is the modern kitchen, equipped with a variety of sleek wall and base units for all your storage needs.

On the right side of the apartment, you'll find the comfortable double bedroom, offering ample room for your preferred bedroom furnishings.

Completing this delightful home is the well-appointed bathroom, adding both convenience and charm to the living space.

#### Services, Tenure & Council Tax

Leasehold - 999 years from September 2021

All Mains Connected

Council Tax Band - A

Ofcom Approx Broadband Speeds: Standard 18 Mbps Ultrafast 900 Mbps

Ofcom Approx Mobile Signal: O2, Vodafone - Likely

EE, Three - Limited

#### 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.

