



10 Rena Hobson Court

Tiverton, EX16 4QA

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IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE - A TOP FLOOR ONE BEDROOM APARTMENT

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Excellent First Time Buy or Investment Opportunity!
- NO CHAIN
- Parking Space
- Modern Interior
- Top Floor Flat



IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE - A TOP FLOOR ONE BEDROOM APARTMENT situated in Rena Hobson court offering parking and a short walk to the town centre!

The property is pleasantly situated on the top floor of this development of purpose-built apartments, quietly tucked away from passing traffic on the eastern outskirts of the town. The property is within a short walk of the town and also offers a bus stop providing a regular daily service into the town centre (about one mile distant) with its wide range of shopping and recreational facilities, etc. The apartment itself offers spacious accommodation with an entrance hall with security entry phone system, recently fitted carpet and a large airing cupboard, lounge/diner that is open plan through to the new kitchen area with double glazed window to the rear aspect and new electric heater, double bedroom with double glazed window and a refurbished bathroom.

The building is accessed with a large communal hall with secure entry phone access, stairs leading to all floors and the communal grounds are well maintained while offering plenty of space for off road parking.

The property is within a short walk of the town and also offers a bus stop providing a regular daily service into the town centre (about one mile distant) with its wide range of shopping and recreational facilities, etc. The A361 (north Devon Link Road is situated within a few minutes drive leading to The M5 for Parkway mainline station leading to London Paddington and Exeter city airport and city centre.

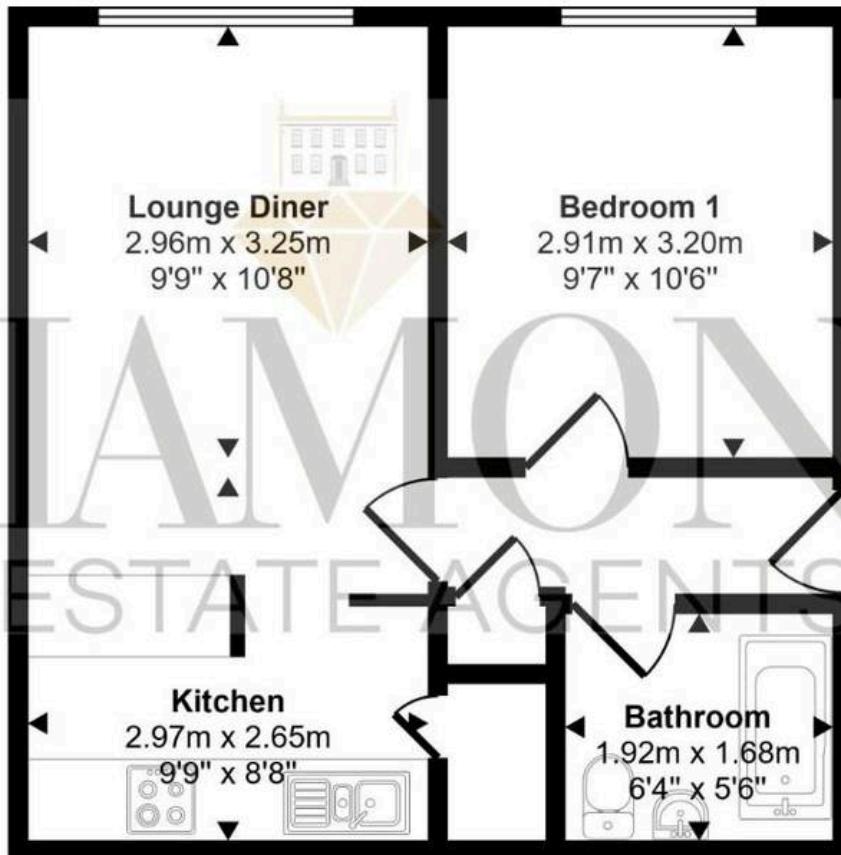
Services

Mains Electric, Water and Sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>



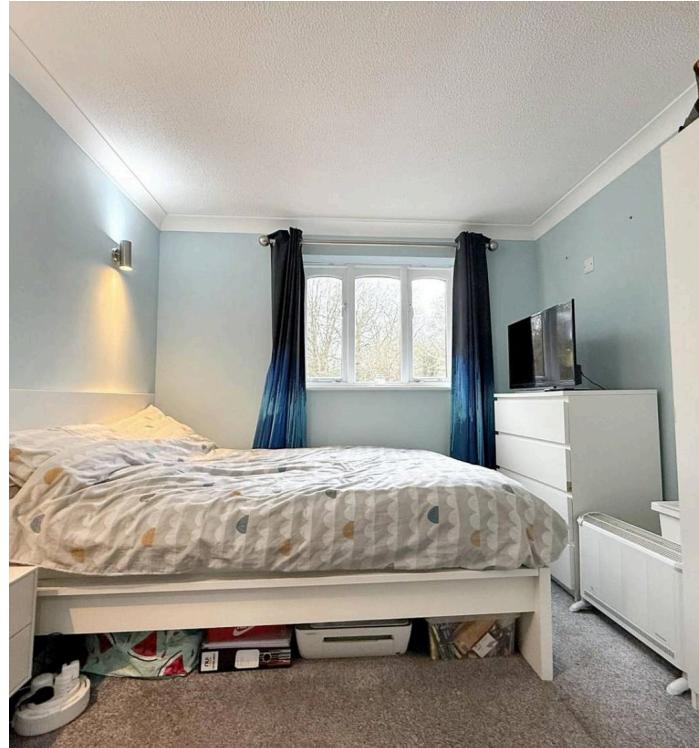
Approx Gross Internal Area
36 sq m / 388 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines. We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





**Diamond
Estate
Agents**

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximat