DIAMOND
ESTATE AGENTS

2 Boyes Close, Tiverton, EX16 7DB

Leasehold

Realistic Offers Considered £120,000

Council Tax Band - A

OFFERED WITH VACANT POSSESSION - NO ONWARD CHAIN! - Situated on the outskirts of the popular village of Halberton, this delightful two bedroomed ground floor flat with garden is in need of updating and modernisation. Tucked away in the corner of the cul de sac, Boyes Close presents a wonderful opportunity for those seeking a cosy abode in a popular location.

Although in need of some updating and modernisation but offering uPVC double glazed windows and doors, this property is an ideal choice for first time buyers looking for a project that offers a good size flat at great value in today's market.

Upon entering, you are greeted by an inviting entrance hall leading to a kitchen, bathroom, two bedrooms, large store room that offers potential as an office or expansion for bedroom two, and a lovely lounge/dining room that looks out and opens up to a private garden area.

Outside, the property boasts external storage cupboards and the convenience of having communal parking to the front adds to the appeal of this charming flat.

Halberton itself is a picturesque village offering a serene setting within strolling distance of the Grand Western Canal. With a delightful farm shop and café nearby, along with schools, pubs, and bus services conveniently located while offering links to the M5 through Sampford Peverell for the mainline station to Paddington London or Exeter City Airport and City Centre.

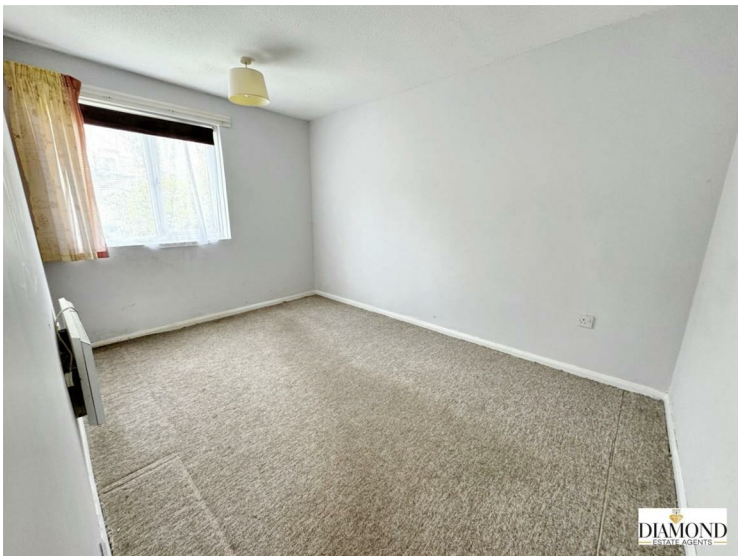
The property is subject to a covenant section 157 Devon Ruling. Further details are listed.

Entrance Hall

Living Room

Kitchen

Bedroom One



Bathroom

Bedroom Two

Large Cupboard

Outside

To the front is a small garden and to the rear is a private garden. There is communal parking in the cul de sac.

S157 Restrictive Covenant

S157 Notices are Restrictive Covenants placed on rural ex-council houses. These houses can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase. This covenant is sometimes known as the 'Devon rule' or 'Devon covenant.

Property Information

Mains Water, sewage and electric.

Ground rent is payable to MDDC in the sum of £10.00 per annum as well as service charge and insurance. The Service charge and insurance totals £76.74 last year. 125 year lease from 1 February 1988 and therefore has 89 years remaining.

What3Words

///shorten.whisk.hands

Agent Information

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

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

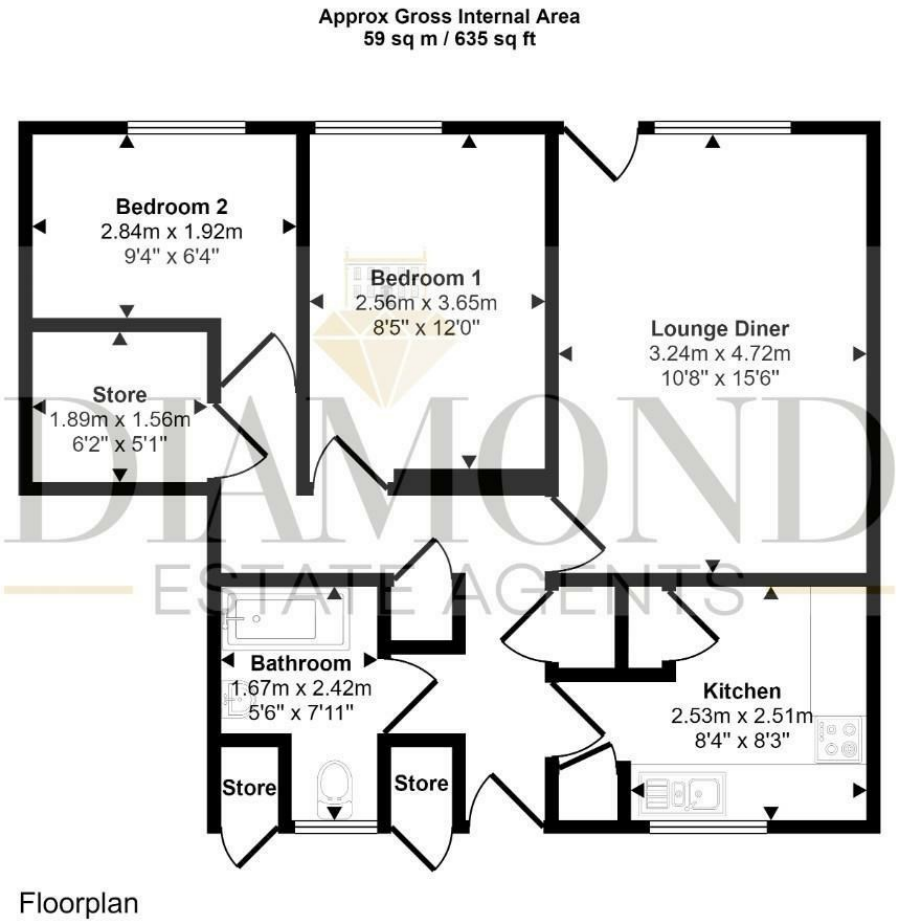
Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from1st May, 2024 there will be a charge of £10 per person to make these checks.

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.

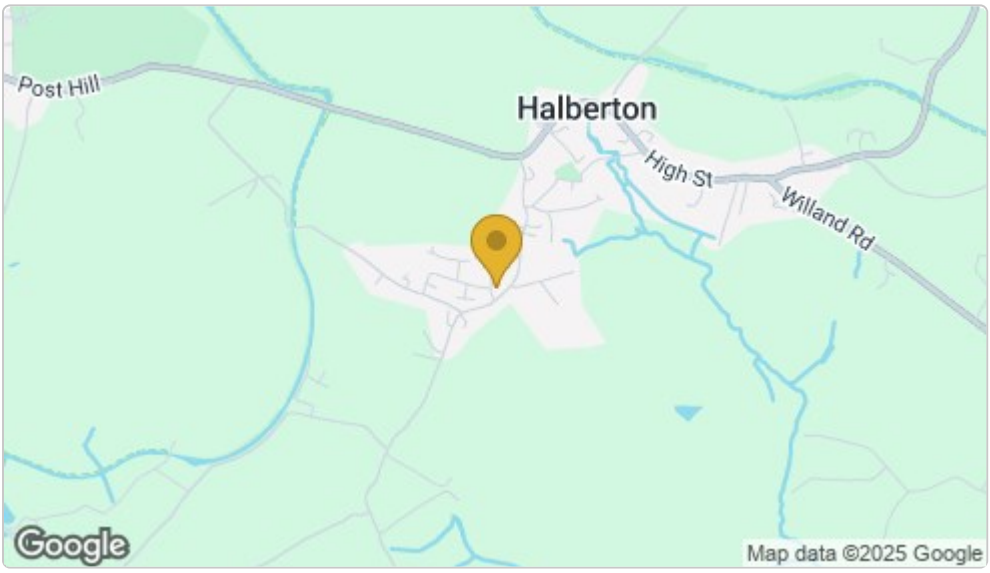
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

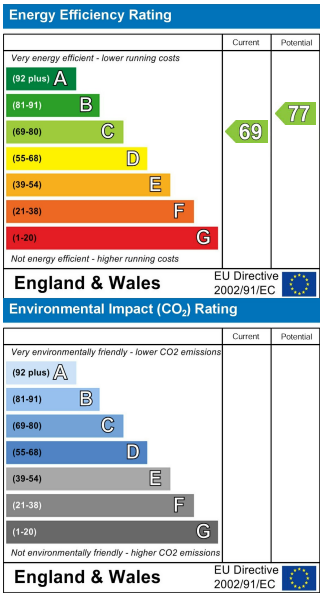


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.