



Rena Hobson Court, Tiverton, EX16 4QA

A well-presented one-bedroom apartment located in the popular Rena Hobson Court development in Tiverton, just a short stroll from the picturesque Grand Western Canal.

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DESCRIPTION:

A well-presented one-bedroom top floor apartment located in the highly sought-after Canal Hill area of Tiverton, offering far-reaching views and convenient access to the town centre and local amenities.

The property features a stylish newly fitted kitchen with integrated appliances, a sleek breakfast bar ideal for casual dining or entertaining, and modern cabinetry providing ample storage.

The generous living room is bright and airy, with a charming bay window that floods the space with natural light and offers pleasant views.

The double bedroom is of good size and benefits from built-in wardrobes, offering plenty of storage while maintaining a clean and uncluttered layout.

The newly fitted bathroom includes a modern suite with shower over bath, tasteful tiling, and a useful storage cupboard.

Externally, the property benefits from residential parking located at the rear of the building, offering added convenience.

Council Tax: Band A - Mid Devon

Services: Mains water and Mains electric

Broadband: Standard broadband, Available Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Leasehold

Directions:-

Using the what3words app, search:-

[harp.into.youth](https://www.what3words.com/harp.into.youth)

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 we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.

AT A GLANCE:

Top floor flat
Open plan living
New modern fitted kitchen
New modern fitted bathroom
Spacious lounge area
Double bedroom
Residential parking
Available immediately

PROPERTY INFORMATION:

To be advised
Council tax Band: A
Mains electric, gas, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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