



**Hawks Drive, Tiverton EX16 6WN**



**welcome to**

## **Hawks Drive, Tiverton**

Viewing is advised of this well presented spacious modern ground floor flat which is shared ownership. The accommodation briefly comprises of a good size lounge which leads to a modern kitchen. Two double bedrooms, the master with an en-suite shower room. Family bathroom and off road parking.

### **Description**

Situated in the popular Moorhayes Park area is this fantastic ground floor apartment with off road parking. On entering the accommodation is an entrance hallway with doors to all rooms. This leads to a dual aspect lounge which leads to a modern fitted kitchen. There are two bedrooms both of which are doubles, the master has an en-suite shower room. Completing the accommodation is a family bathroom. The property further benefits from double glazing and an allocated off road parking space. This property is shared ownership which is a great way to get onto the market. The sale is for 40% on a shared ownership basis. Call Fox & Sons today for more information.

### **Entrance Hall**

Door to front. On entering the property in the hallway there is a built-in cupboard, airing cupboard, electric heater and doors to all rooms.

### **Lounge**

10' 8" x 18' 2" ( 3.25m x 5.54m )  
Four double glazed windows to side. Electric heater.

### **Kitchen**

8' 1" x 6' 9" ( 2.46m x 2.06m )  
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, electric oven and hob with extractor fan, space for a washing machine and fridge/freezer.





### **Bedroom One**

10' 2" x 9' 5" ( 3.10m x 2.87m )  
Double glazed window to side. Built in wardrobes,  
electric heater, door to en-suite.

### **En-Suite**

Wash hand basin, WC, shower cubicle, extractor fan.

### **Bedroom Two**

12' 7" x 8' 11" ( 3.84m x 2.72m )  
Double glazed window to rear. Electric heater.

### **Bathroom**

Wash hand basin, WC, bath with shower attachment,  
electric heater, extractor fan.

### **Services**

Mains electric, water and drainage.

Council Tax Band B

### **Leasehold Information**

Leasehold: 189 years  
Service Charge: Approx £819.48 annually  
Buildings Insurance: Approx 203.88 annually  
Ground Rent N/A  
Rent for the 40% - approx. £387.01.

### **Agents Note**

Please note that the property is shared ownership  
and is offered to the market as 40% ownership. Rent  
approx. - £387.01.

### **Location**

Situated within the popular Moorhayes park area  
within close proximity to Tesco Express, daycare  
nursery and Moorhayes community centre. Local  
primary and secondary schools are also in close  
proximity. Tiverton is a thriving market town with an  
excellent range of educational facilities and shops.  
Tiverton has good road links with easy access to  
Junction 27 off the M5 motorway and adjacent  
mainline station (Paddington in about two hours).

### **Office Hours**

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed



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## Hawks Drive, Tiverton

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Lounge/ Diner
- Master with Ensuite & Built in Wardrobes

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£62,000**



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](http://www.focalagent.com)

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Property Ref:  
TVT105451 - 0004

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