



Ford Homes Station Road, Tiverton EX16 4JY



welcome to

Ford Homes Station Road, Tiverton

A super second floor flat with a balcony overlooking the communal gardens. There is a spacious kitchen/living/dining room, one double bedroom and a family bathroom. This property benefits from a 125-year lease and has the option to negotiate an allocated parking space. NO ONWARD CHAIN.

Description

This spacious flat is located on the second floor within a small block of flats, accessed via secure communal hallway. Upon opening the front door of this flat is a hallway leading to all rooms. To the rear is an open plan kitchen/living/dining room with a balcony which enjoys views over the communal gardens. The bedroom is spacious and has a built-in cupboard. There is a modern fitted bathroom with shower over the bath. The property will be changed to leasehold with a brand new 125 year lease. Externally the communal gardens truly are remarkable. There is also a designated bin storage area and bike storage. Parking is negotiable, please contact Fox & Sons for more information.

This property has been updated throughout.

NO ONWARD CHAIN.

Entrance Hall

Accessed via a entry phone system. The front door opens into a hallway with doors to all rooms.

Lounge/Kitchen

18' 6" Max x 13' 8" (5.64m Max x 4.17m)

Single glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, built in oven and hob with extractor fan,

Lounge area, television point, door to balcony.





Bedroom

10' 9" Max x 9' 10" (3.28m Max x 3.00m)
Double glazed window to front. Built in cupboard housing electric water tank.

Bathroom

Double glazed window to front. Wash hand basin, WC, bath with shower over, shaver point, extractor fan.

Communal Gardens

At the rear of the building, the communal gardens, beautifully laid to lawn and adorned with a variety of shrubs and mature trees, feature inviting paths that connect to the front communal walkways and provide convenient access to bike and bin storage, while a pathway meanders through the greenery towards the old Blundells Court access road.

Services

Mains electric, water and drainage.

Council Tax Band A

This property is heated by electric heating and is partially double glazed.

Leasehold Information

Length of Lease - 125 Years from sale
Ground Rent - N/A
Annual Service Charge - £875
Current Building Insurance Approx - £110

Agents Note

Please note that the flats will be changed to LEASEHOLD on completion with a new lease term of 125 Years.

Location

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

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

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Ford Homes Station Road, Tiverton

- Second Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/Living/Dining Space
- Balcony overlooking the garden
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



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

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Property Ref:
TVT105143 - 0005

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