





welcome to

Ford Homes Station Road, Tiverton

A very well presented two bedroom flat with a private balcony over looking to the wonderful communal gardens. This flat has two double bedrooms, an open plan kitchen/living space and a modern bathroom. With a long lease and offered to the market with NO CHAIN

Description

Located in close proximity to the centre of Tiverton is this well presented two bedroom flat which is offered to the market with no onward chain. On approaching the block you are greeted by a secure communal entrance, stairs leads to the property. Once you open the front door you will find a spacious hallway leading to all rooms. The living space is open plan with a modern fitted kitchen this flows seamlessly to the lounge which has a balcony overlooking the well kept communal gardens. There are two double bedrooms and a modern bathroom. The property will be changed to leasehold with a 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.

Entrance Hall

Door opening into the hallway, doors to lounge and bedroom.

Kitchen/Lounge

13' 8" x 18' 8" Max (4.17m x 5.69m Max)

The kitchen area 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 under counter fridge, space for washing machine.

The lounge area has television point, electric heater, doors the balcony and bedroom.

Bedroom One

10' 9" x 9' 11" (3.28m x 3.02m)

En-Suite

Double glazed window to front. Wash hand basin, WC, shower cubicle with electric shower, shaver point.

Bedroom Two

14' 3" x 6' 11" (4.34m x 2.11m)

Two single glazed windows to side and one to the rear. Television point, electric radiator.

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.

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.

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- 5:30pm Saturday- 9am- 2pm Sundays - Closed





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Ford Homes Station Road, Tiverton

- Two Bedroom Flat
- Master with En-suite
- Open Plan Kitchen/living/dining
- Communal Gardens & Private Balcony
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



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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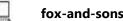


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fox & sons

36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk

01884 256041

tiverton@fox-and-sons.co.uk

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