



Ford Homes Station Road, Tiverton EX16 4JY



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 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



view this property online fox-and-sons.co.uk/Property/TVT105588



welcome to

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.localagent.com

view this property online fox-and-sons.co.uk/Property/TVT105588



Property Ref:
TVT105588 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk