





# welcome to

# **Ford Road, Tiverton**

A superb three-bedroom home with modern interiors, offering spacious accommodation throughout and a large rear enclosed garden. In brief there is a spacious lounge and kitchen/diner opening into a large conservatory. Two double bedrooms and a single. Modern Bathroom.

# **Description**

An exceptionally well presented three-bedroom end of terrace home which backs onto the old railway line. On approaching the property is a small front garden. On opening the front door is a hallway which leads to all rooms. The lounge is front facing and is spacious room. The heart of this home is the open plan Kitchen/diner which is well appointed, this flows seamlessly through to the conservatory which is used as a second lounge and dining room. Upstairs there are two double bedrooms and a single. The bathroom is very well presented with a rainfall shower over the bath. Outside this property hugely benefits from a large rear garden which backs on to the old railway line. The garden is mainly laid to lawn, with a decked area and a patio seating area. There is street parking to the front of this property. Call Fox & Sons today to secure your viewing.

#### **Entrance Hall**

UPVC door to front and door to lounge. Stairs to first floor. Radiator.

### Lounge

16' 2" Max x 11' 11" Max ( 4.93m Max x 3.63m Max ) Double glazed window to front. Understairs cupboard.

### Kitchen/ Diner

19' 4" Max x 9' 5" Max ( 5.89m Max x 2.87m Max ) Double glazed window to rear. Open plan into conservatory. The modern kitchen is equipped with a range of wall and base units with worktop over. One bowl sink and drainer, oven, gas hob, extractor hood and tiled splashback. Space for fridge/ freezer, washing machine and tumble dryer.

# Conservatory

16' 2" Max x 10' 2" Max ( 4.93m Max x 3.10m Max ) Double glazed windows to both sides and rear. Patio doors open out to rear garden. Opening to kitchen/ diner. Underfloor heating

# Landing

Doors to all rooms. Loft hatch.

#### **Bedroom One**

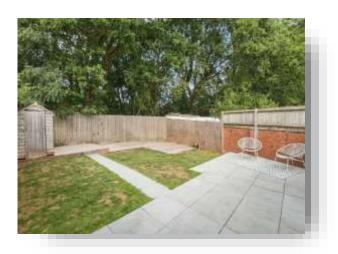
13' 1" Max x 12' 2" Max ( 3.99m Max x 3.71m Max ) Double glazed window to rear, radiator.

### **Bedroom Two**

13' Max x 12' Max ( 3.96m Max x 3.66m Max ) Double glazed window to front, radiator.









### **Bedroom Three**

9' 2" Max x 7' 5" Max ( 2.79m Max x 2.26m Max ) Double glazed window to front, radiator.

#### **Bathroom**

Double glazed window to rear. WC, wash basin with vanity, bath with rainfall shower over, part tiled and heated towel rail. Spotlights.

#### **Front Garden**

#### **Rear Garden**

The rear garden is a great size and fully enclosed. Mainly laid to lawn, patio and a decked area. Garden shed, side gate.

## Location

The property is well situated in a very popular residential area on the outskirts of Tiverton. Situated nearby is the Grand Western Canal, along the towpath of which there are some lovely walks. A bus stop with regular service in to the centre of the town is within close proximity. There are also two schools close by.

## **Office Hours**

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





# welcome to

# Ford Road, Tiverton

- Three Bedroom End of Terrace
- Modern Kitchen/Diner
- **Spacious Lounge**
- Large Conservatory
- Rear Enclosed Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£230,000



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