



Ford Road, Tiverton EX16 4BE

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



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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



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

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk