



Flat 2

Ford House

Tiverton

Devon

Price £130,000

A spacious GROUND FLOOR ONE BEDROOM FLAT with BALCONY was recently refurbished to a high standard that is ideal for first time buyers looking to get on the property ladder.

Ford House offers a blend of modern amenities and classic charm with its high ceilings and original sash windows benefitting from electric heating as you enter the flat you are greeted with an entrance hall offering an entry phone system with doors leading to bright and airy open plan living space, with a spacious lounge/diner area and open plan kitchen with some built in appliances and door and window leading out onto the balcony over looking the stunning communal grounds.

The property provides a good size double bedroom with built in cupboard and a separate white suite bathroom with a panelled bath and shower screen with electric shower over, low level w.c. and wash hand basin with two uPVC double glazed windows to front aspect.

Outside, the property is surrounded by stunning communal grounds, perfect for enjoying a leisurely stroll or seating providing a peaceful moment outdoors.

Nestled in a tucked away position in the charming town of Tiverton, Devon, this Victorian Building known as Ford House offers a wide selection of properties available for sale with the OPTION OF LEGAL AND MORTGAGE BROKER FEES PAID!

Ford House is situated within a few minute's walk of the town centre where an abundance of shops services, popular restaurants and Tesco's and Lidl superstores are almost on the door step.

The property will come with a new 125 year lease and realistic service charge fee which is yet to be confirmed. Current tenant on notice to vacate with rental income £595pcm - 5.5% yield return.

Whether you are looking to expand your investment portfolio with a current sitting tenant with excellent proven track record or searching for your first home, this one bedroom ground floor flat ticks all the boxes.

- Excellent Investment Opportunity or Ideal First Time Purchase
- Large Ground Floor One Bedroom Flat
- Open Plan Lounge/Diner and modern Kitchen
  - Bedroom with built in Cupboard
  - White Suite Bathroom
- Electric Heating and Stunning Sash Windows
- Balcony with stunning views over Communal Gardens
  - Town Centre Location
- Currently Tenanted at £595pcm - 5.5% Yield Return



## Ford House Entrance Area

Leading off station road to the side of Vale Vets the entrance is accessed through an allocated parking area with designated bin storage area and pathway leading to the communal entrance doors.

## Communal Hall and Entrance Hall

Offering an entrance door and entry phone system leading into the entrance hall with stairs leading to the first and second floor landings.

## Flat 2

A ground floor one bedroom flat offering an entrance hall with security entry phone system and doors leading to large lounge/diner with open plan modern fitted kitchen offering some appliances and windows and door leading out to a balcony over looking the stunning communal grounds. The flat offers a separate bedroom with storage cupboard and a separate

white suite bathroom with a pannelled bath with shower screen and electric shower over with tiled walls and uPVC double glazed windows to front aspect.

The flat further benefits from electric heating and the option to purchase a parking space.

## Communal Garden Areas

To the rear of the building the communal gardens are laid to lawn offering a wide range of shrubs and mature trees with paths leading to the front communal pathways and communal entrance areas with bike storage and bin storage. Within the communal gardens there is pathway leading to old Blundell's court access road.

What3words  
ritual.exile.deals

## Leasehold Information

The property will come with a NEW 125 year lease created on completion of a property purchase.

A new service agreement

will require a service charge to be implemented for the upkeep of the communal areas and external grounds along with building insurance and maintenance of the fire alarm system, communal lighting and emergency lighting.

The service charge is to cover communal;  
Communal Area Cleaning  
Window Cleaning  
Gardening  
Fire Risk Assessment  
Fire alarm Service  
Gutter Cleaning  
Accountancy  
Communal lighting and electricity  
Communal Repairs –  
Sinking fund of £2500pa.  
Block Management  
National Trust Easement  
The service charges are calculated to be £875 per annum per flat and building insurance at £110 per annum per flat with total of £985.00 per annum per flat.

Agency Information  
VIEWINGS Strictly by appointment with the



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If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



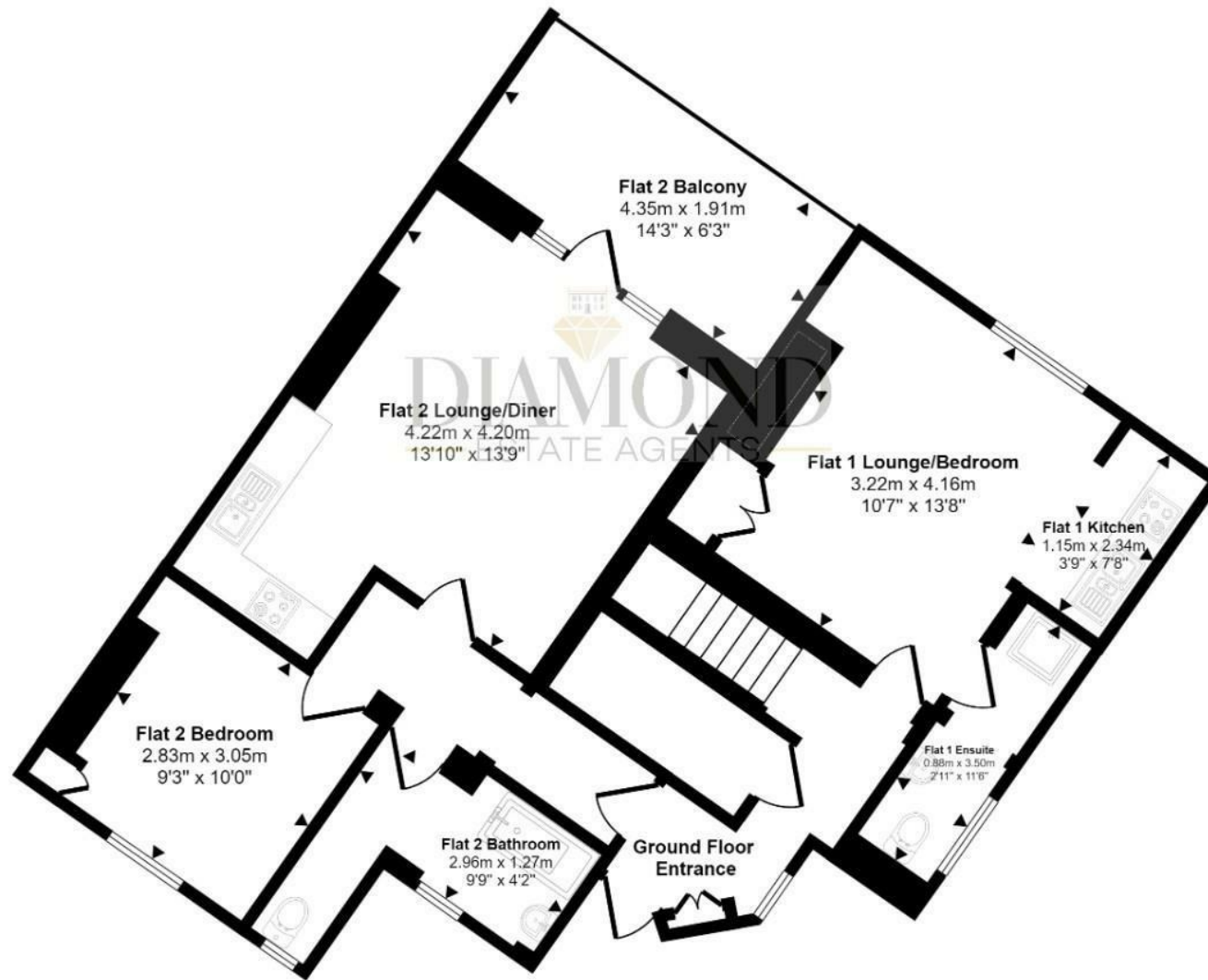


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		68			80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.