



**Flat 7 Ford House, Tiverton, EX16 4JY**  
**Leasehold**  
**Price £84,995**  
 Council Tax Band - A

A spacious FIRST FLOOR STUDIO FLAT 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 and security entry phone system as you step inside the first floor flat, you are greeted by a bright and airy open plan living space which is big enough for multiple items of furniture including a bed and sofa area complete with built-in wardrobes that provide ample storage and an open plan kitchen with some built in appliances.

The ensuite shower room provides a white suite shower cubicle, w.c. and wash hand basin.

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 Studio Flats or One and Two Bedroom Flats with Balconies 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 rental income £495pcm @ 6.3% 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 ground floor studio flat ticks all the boxes.

### **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 7**

A first floor studio flat offering a large reception room with open plan modern fitted kitchen and separate white suite shower room benefitting from security entryphone system, electric heating and large window over looking the communal garden to the rear.

### **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 award winning estate agents, Diamond Estate Agents

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

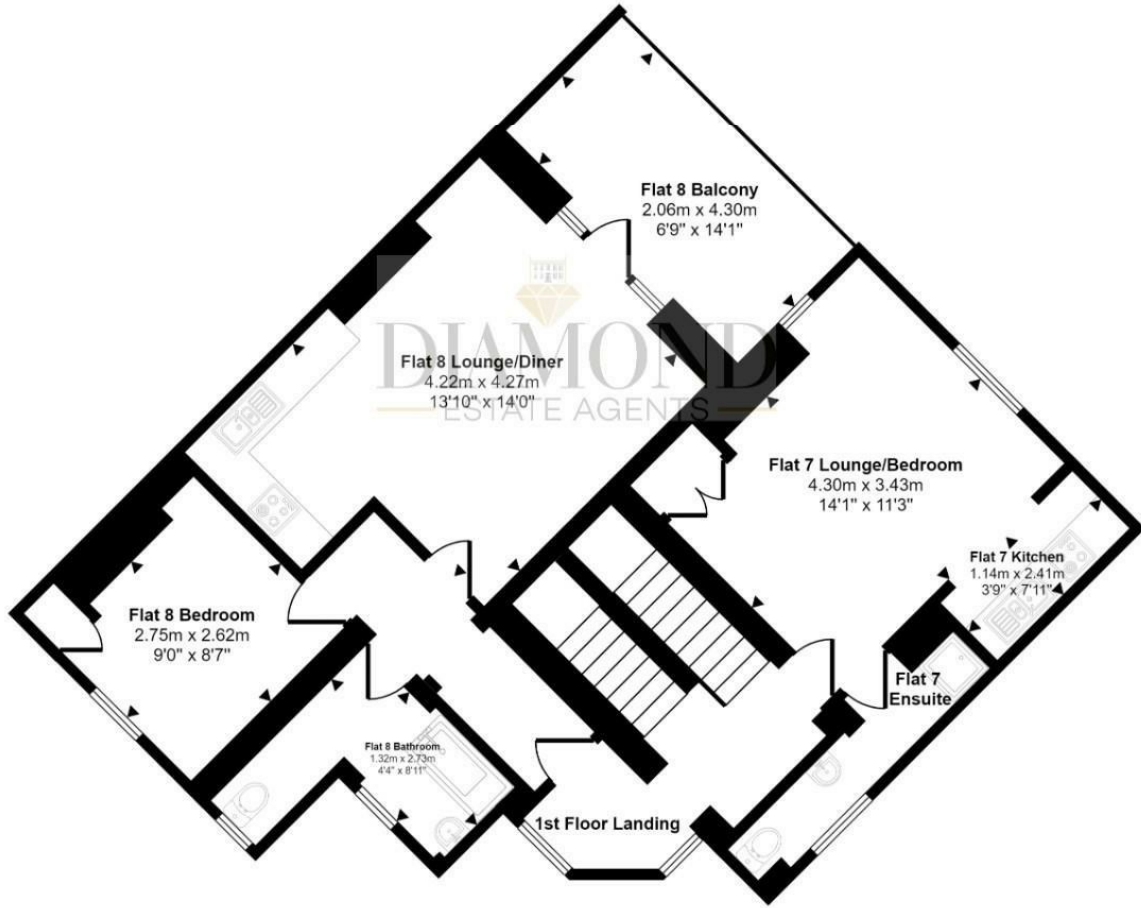
for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, 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.

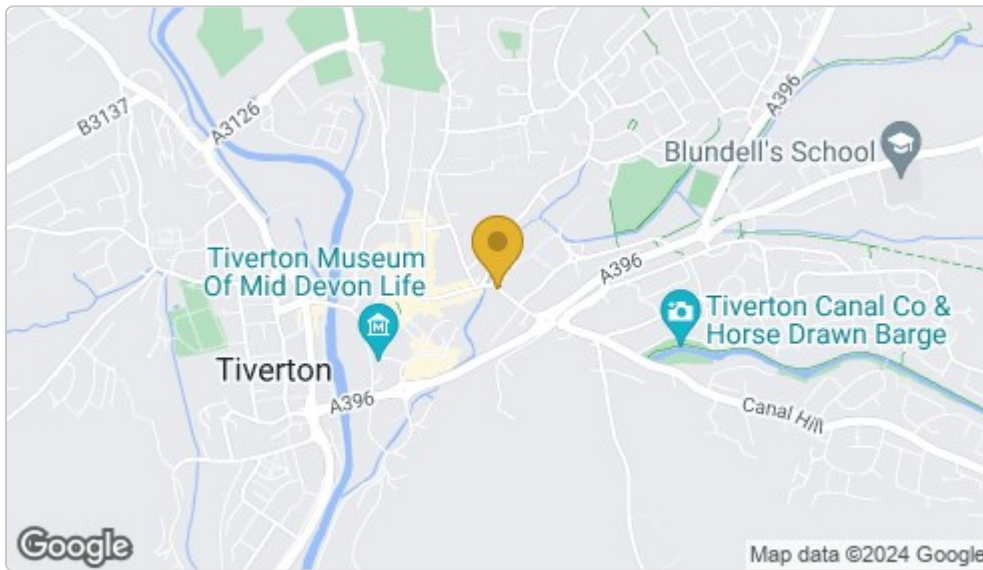
# Floor Plan



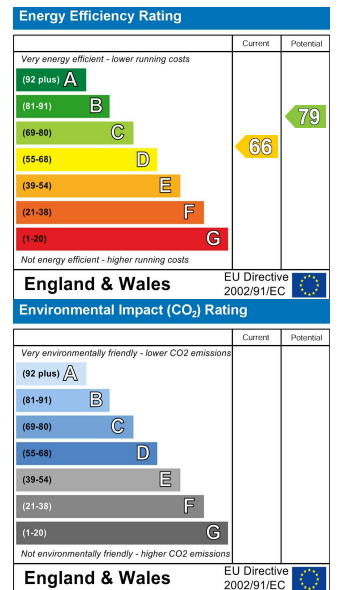
First Floor

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.

## Area Map



## Energy Efficiency Graph



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.