



Fig Tree Court, Canal Hill, Tiverton, EX16 4JD

welcome to

Fig Tree Court Canal Hill, Tiverton

Offered to the market with no onward chain is this very well-presented one-bedroom apartment, located within the Canal Hill area of Tiverton. The accommodation includes a modern kitchen/dining/lounge, one bedroom and accessible shower room. Private balcony & off-road parking. Also a communal garden.

Set within the Fig Tree Court development is this well-presented ground floor apartment. Upon arriving at Fig Tree Court there is a secure communal entrance. This property benefits from beautifully maintained shared spaces perfect for relaxing or meeting neighbours.

Inside, a generous hallway opens into a bright open-plan kitchen/living/dining area with double doors to a private balcony—an ideal spot to enjoy views over the canal and towards Knightshayes. The modern kitchen comes fully equipped with integrated appliances.

The double bedroom benefits from built in furniture. Completing the accommodation is a convenient walk-in shower. The entire apartment enjoys thermostatically controlled underfloor heating.

Residents have access to landscaped communal gardens, seating areas, a laundry room, washing lines and a covered mobility scooter store. There is on-site and visitor parking, and the home is offered to the market with no onward chain.

Entrance Hall

Doors to all rooms, loft hatch, storage cupboard.

Kitchen/Lounge

Modern fitted kitchen with wall and base units, integrated fridge freezer and dish washer. Built in Oven and electric hob with extractor hood over, built in microwave. Stainless steel sink and drainer. Partially tiled. Double glazed Patio doors to front balcony. TV Point.

Bedroom One

Double glazed Window to front. TV Point. Built in furniture.

Shower Room

Wet room, walk in shower. WC, wash hand basin and heated towel rail, extractor fan. Fully tiled to ceiling.





Communal Areas

This property has communal gardens, several well lit seating areas for use of the residents of these properties. A laundry room and storage for mobility scooters and charging.

Parking

About

Fig Tree Court is a purpose built residential development to cater for the over 55's. There are 14 apartments in total. This apartment is one of the few that enjoys spectacular views over the Grand Western Canal and surrounding countryside. There are several well lit seating areas for use of the residents of these properties.

Services

Mains electric, water and drainage. Thermostatically controlled underfloor heating.

Service Charge £326.07 per month with utilities included as well as buildings insurance.

Ground Rent £500

The monthly service charge is payable by the residents to cover the common areas, buildings and gardens.

Please contact Fox & Sons for more details.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Fig Tree Court Canal Hill, Tiverton

- One Bedroom Apartment Over 55's
- Ground Floor Apartment
- Open Plan Kitchen/Living/Dining with Balcony
- NO ONWARD CHAIN
- Under Floor Heating

Tenure: Leasehold

EPC Rating: C

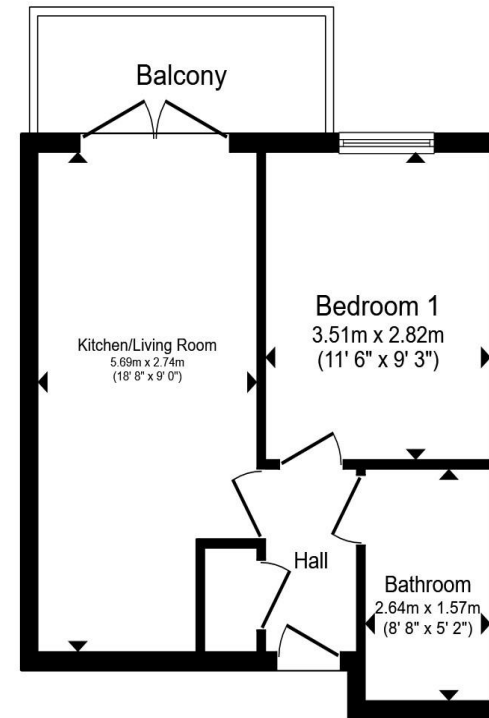
Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Floor Plan

Total floor area 33.1 m² (356 sq.ft.) approx

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.propertybox.io



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Property Ref:

TVT106023 - 0004

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.

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