



**Old Road, Tiverton EX16 4HJ**

**welcome to**

## **Old Road, Tiverton**

A superb two bedroom flat offering spacious accommodation throughout. In brief there is a lounge/ diner, fitted kitchen, two double bedrooms & a bathroom. Communal garden and residents parking.

### **Description**

This well presented two bedroom flat is situated on the outskirts of Tiverton, near the grand western canal. Having been updated significantly by the current owners this property is ready to occupy and would be a perfect first time buy. There are two bedrooms both of which are double rooms. The property offers ample built-in storage throughout. It features a spacious lounge/diner, a kitchen with plenty of storage and a family bathroom. There is access to a communal garden and bin area. Additionally, the flat comes with off-road parking for residents. An early viewing is advised to appreciate this property in full.

### **Entrance**

Communal area.

### **Entrance Hall**

Doors to all rooms, built in wardrobes, radiator.

### **Storage Cupboard**

Housing washing machine and tumble dryer.

### **Lounge**

14' 4" x 13' 2" Max ( 4.37m x 4.01m Max )

Double glazed window to rear. Television and telephone phone point, space for dining table and chairs., radiator.

### **Kitchen**

11' 6" Max x 6' 9" Max ( 3.51m Max x 2.06m Max )

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, single sink and drainer, tiled splash back, electric oven with gas hob and extractor fan, space for a dishwasher and fridge/freezer.

### **Bedroom One**

10' 8" x 11' 4" Plus door recess ( 3.25m x 3.45m Plus door recess )

Double glazed window to rear. Built in wardrobes, telephone point, radiator.

### **Bedroom Two**

8' 7" Max x 6' 6" ( 2.62m Max x 1.98m )

Double glazed window to front. Built in storage.







### **Bathroom**

Double glazed window to front. Wash hand basin with cupboard, WC, bath with shower over, partially tiled.

### **Rear Garden**

The rear garden is a communal area which is laid mainly to lawn, washing line and communal bin area.

### **Parking**

Communal parking to the rear of the property.

### **Services**

Mains electric, gas, water and drainage.

Council Tax Band A

### **Leasehold Information**

Lease is approx 125years from July 1988

Service charge approx £250 per annum

Ground Rent approx £10 per annum



### **Agents Note**

The branch has been advised by the current vendors that the floors are concrete throughout the property,

### **Location**

The property is well situated in a very popular residential area of Canal Hill 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. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

### **Office Hours**

Monday - Friday 9am- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed



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## **Old Road, Tiverton**

- Two Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Off Road Parking
- Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 250.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£145,500**



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.focalagent.com](http://www.focalagent.com)

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