

Guide Price £50,000



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

- No onward chain!
- Near Grand Western Canal
- Over 55 years only
- Integrated appliances
- Well-appointed ground floor flat
- Secure, comfortable living
- Security intercom system
- Viewing recommended

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Fig Tree Court Canal Hill, Tiverton EX16 4JD

Nestled in the charming area of Canal Hill, Tiverton, this modern 1 bedroom, ground floor flat presents an excellent opportunity for the over 55's, seeking a comfortable and secure living space.



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Council Tax Band: A



A one bedroom ground floor apartment for the over 55's, built in the grounds of The Larches care home near the Grand Western Canal.

Fig Tree Court was built by Davidson Homes and has been maintained to a particularly high standard. The apartment offers very comfortable, secure, well appointed accommodation.

The self contained apartment offers a kitchen with fitted fridge, freezer, oven, hob and microwave; living area, a bedroom and a fully tiled shower room.

The apartment also offers a security intercom system.

Fig Tree Court caters for a comfortable lifestyle with excellent communal facilities. Within the development is a residents day lounge, a laundry room, communal gardens including a drying space for washing, and car parking.

There is a storage facility with charging for mobility scooters.

The development is located about a mile from the town centre with a regular bus service back and forth.



Amongst other town centre shops and facilities is Marks and Spencer Simply Food Store and Banburys department store. The bus service runs regularly to Exeter to the south and Tiverton Parkway Station for travel further a field. Just a short distance away is the Grand Western Canal along which are some lovely level walks.

Fig Tree Court is a straight forward solution for maintaining a level of independence in a secure environment.

Services:
Mains electricity, water, and drainage

Tenure:
Leasehold

Council Tax:
Band A

Local Authority:
Mid Devon District Council - 01884 255255

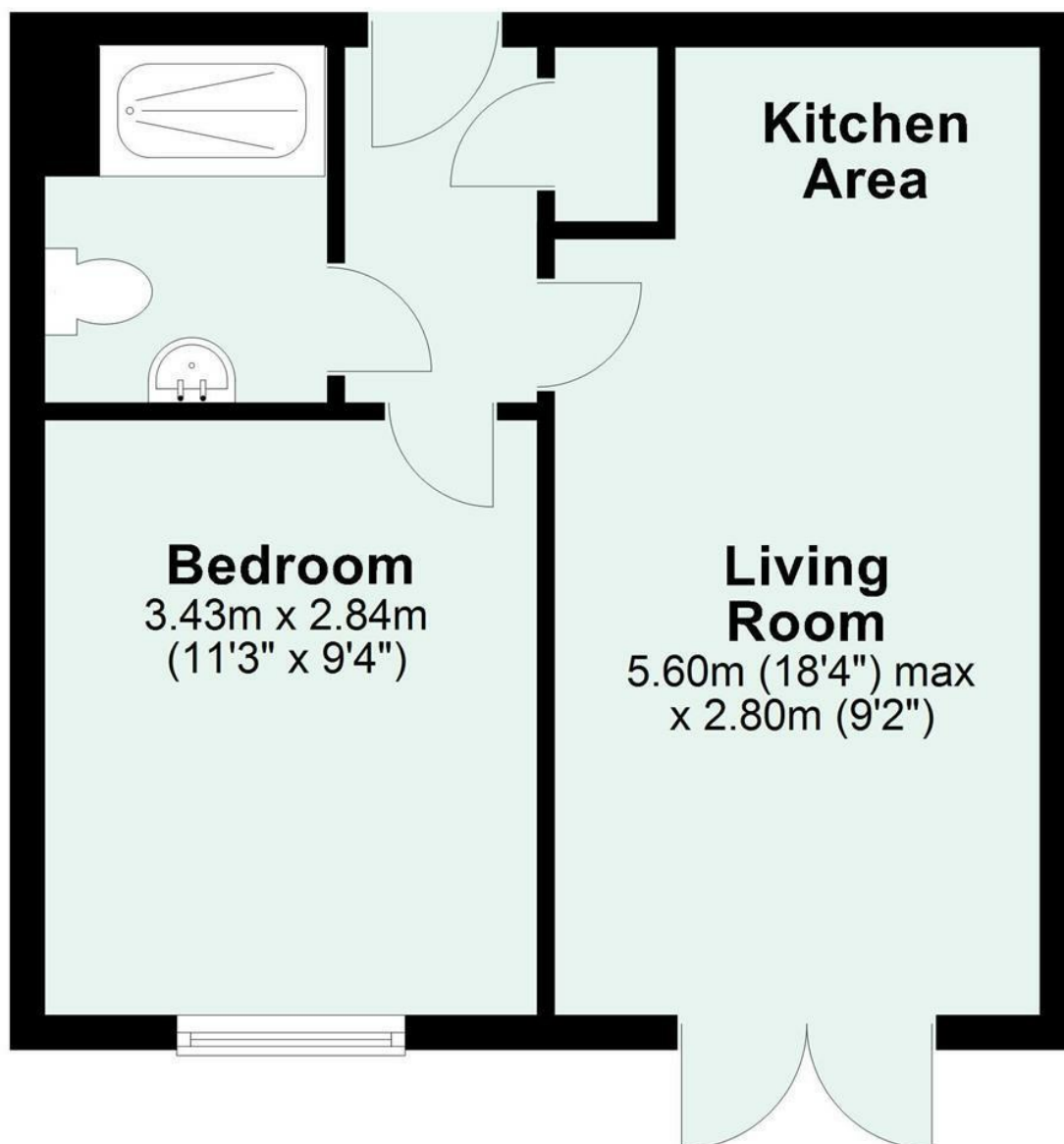
Maintenance charges:
There is a monthly service charge of £326.07, and an annual ground rent of £500. The services include; buildings insurance, regular maintenance, water, drainage, heating, parking, the use of a laundry room and communal areas inside and out.

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 32.0 sq. metres (344.8 sq. feet)

Directions

From the multi story car park turn left on to Western Way and cross the next roundabout after which turn right following the Grand Western Canal signs. As you reach the brow of the hill, The Larches will be seen on the left. Fig Tree Court is situated behind.