



85 Ford Road



# 85 Ford Road

, Tiverton, Devon, EX16 4BL

Tiverton 1.25 miles | M5 (J27)/Tiverton Parkway 6 miles | Exeter 15 miles

**A superb, recently modernised three-bedroom family home, with two additions to the accommodation that could offer great potential.**

- Three Bedroom Family Home
- Semi-Detached
- Superb Open Plan Layout
- Recently Modernised
- Two Additional Living Spaces with Shower Rooms
- Spacious Accommodation
- Off Street Parking for Two Vehicles
- Convenient Location
- Council Tax Band B
- Freehold

## Guide Price £350,000

### DESCRIPTION

85 Ford Road is a semi-detached family home in the heart of a popular residential area just over a mile away from Tiverton Town Centre. The property has been modernised by the current vendors to provide excellent accommodation with a superb open plan living space and two additional living spaces with shower rooms and kitchen areas. The house itself is immaculate with a generous extension adding an additional reception room to the rear of the property.

Outside the property has been utilised to maximise the potential living space with a good-sized patio area directly outside the rear door, there are also two private parking spaces through the back gate. At the front of the property are steps down to the front door surrounded by the front garden which is laid to lawn with mature plants and shrubbery, this leads into a generous entrance porch.

### SERVICES

All services are mains connected. Gas underfloor heating.  
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available.  
Ofcom predicted mobile coverage for voice and data: Internal (Variable) -EE, O2 and Vodafone. External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council.

### DIRECTIONS

From Blundell's School, continue out of Tiverton towards Halberton and turn right into Tidcombe Lane. Continue up the hill straight over the mini roundabout and hump-back bridge, where after half a mile turn right into Marina Way. Continue on Marina Way and follow the road as it becomes Bonville Crescent, and latterly Ford Road. After a short distance 85 Ford road can be found on the right hand side, next to the entrance to Starkey Close.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 929 sq ft / 86.3 sq m  
Annexe = 171 sq ft / 15.8 sq m  
Outbuilding = 204 sq ft / 18.9 sq m  
Total = 1304 sq ft / 121 sq m  
For identification only - Not to scale

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Stags. REF: 1420367



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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