



14 Ford Road, Tiverton, EX16 4BD

Asking Price £180,000

VACANT POSSESSION - NO ONWARD CHAIN! - Situated within a few hundred yards walk from the Grand Western Canal and Country Park offering miles of stunning walks, this TWO bedroomed terraced home with GARAGE offers gas central heating and uPVC double glazed windows and doors.

This is an ideal ideal first time buy or rental investment property and offers a Kitchen/Diner, Lounge overlooking the rear garden, large main Bedroom plus double second Bedroom and Family Bathroom. Outside is an enclosed southerly facing rear garden.

Ford Road is situated within a stones throw of popular primary schools with local parks nearby, Tiverton is a rapidly growing Mid Devon Town, approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour.

Kitchen/Diner 15'5" x 11'5" (4.7 x 3.5)



Upon entering the property, you are greeted into the spacious and welcoming Kitchen/Diner with a large window to front elevation overlooking the front area with views over roof tops to countryside. The kitchen comprises cupboards and drawers with wood effect worktop over, inset single drainer sink with mixer tap, space for washing machine and space for cooker. Tiled splashbacks, matching wall mounted cupboards with recirculation hood, radiator, two telephone points, stairs to first floor landing and door into

Living Room 15'5" x 10'0" (4.7 x 3.07)



This bright and airy room benefits from a large picture window to the rear elevation and overlooking the rear garden. Radiator, television and satellite point. Door into

Rear Porch 5'2" x 4'6" (1.6 x 1.38)

This handy rear porch has an obscure glazed door with matching side panel leading out to the rear patio area

First Floor Landing

with loft hatch, airing cupboard housing the gas Combi boiler with shelving under, doors off to

Bedroom One 15'5" x 9'8" (4.7 x 2.95)



This light and spacious bedroom benefits from a large window to rear elevation overlooking the rear garden. Radiator, television point and coved ceiling

Bedroom Two 12'1" max x 11'10" max (3.7 max x 3.61 max)



with a large window to the front elevation with rooftop views to countryside and radiator

Bathroom 6'5" x 5'4" (1.97 x 1.65)

A modern white suite comprising paneled bath with mixer tap and shower attachment over, shower screen, low-level WC, pedestal wash basin, tiled walls, radiator and obscure glazed window to the front elevation

Outside



The front of the property is approached via shared steps leading up to a patio area ideal for sitting and enjoying the evening sunshine.

To the rear of the property is the southerly facing garden with a patio area which is ideal for entertaining or enjoying the sunshine. Three steps lead up to the remainder of the garden which is mainly laid to lawn with a sloped path leading to rear courtesy gate and rear access path. The garden is enclosed by wooden fencing and there is a brick built garden store.

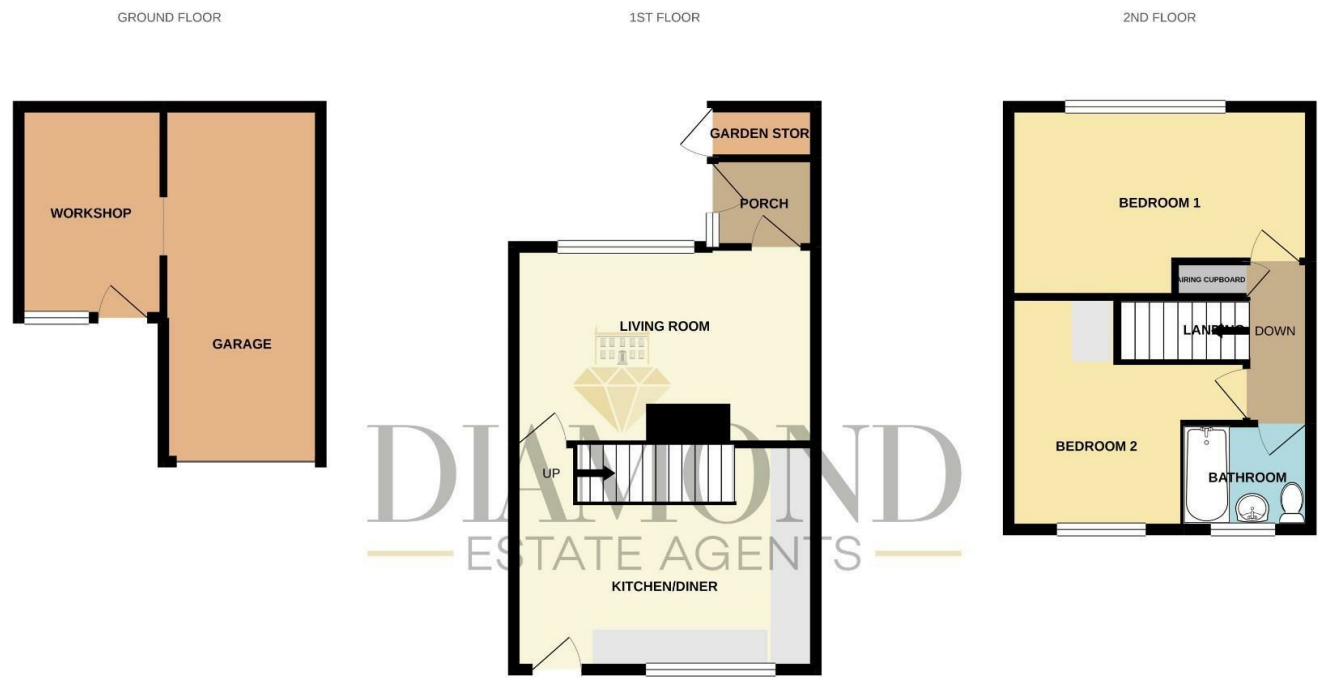
Workshop / Store 10'9" x 7'4" (3.28 x 2.25)

This handy workshop / store could be a potential office/ work space subject to any necessary consents. Benefits from an obscure glazed door and window. Lighting. Archway through to

Garage 18'0" x 8'0" (5.51 x 2.45)

With up and over door, power and lighting

Floor Plan

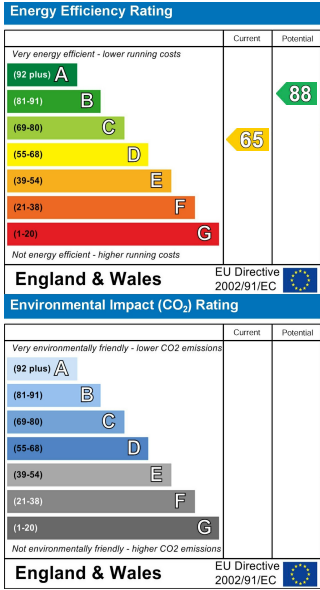


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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