



73 Ford Road, Tiverton, EX16 4BE

Freehold

Asking Price £225,000

Council Tax Band - B

This delightful three bedroomed home offers spacious and comfortable living in a sought after location. The bright lounge features a large picture window overlooking the front garden whilst leading seamlessly to a dining area and a well equipped kitchen with ample storage and workspace. A sunroom with large windows and sliding doors provides stunning views of the rear garden and park beyond, creating a perfect space to relax.

Upstairs, the modern shower room boasts a contemporary suite with a rain shower, vanity wash basin, and heated towel rail. The three bedrooms include a generous master with a built in wardrobe, a second bedroom with countryside views and a well sized third bedroom.

The east facing rear garden is perfect for entertaining, featuring a paved patio, lawn and a low maintenance gravelled area. A small front garden and on street parking complete the exterior.

Ford Road is ideally located near popular primary schools, parks, and the growing town of Tiverton. With easy access to Junction 27 of the M5, Taunton and Exeter are within reach, as is Parkway mainline station with direct links to London. Exeter Airport is just a short drive away.

Upon entering this delightful property, you are welcomed into a bright entrance hallway featuring a staircase leading to the first floor landing, a phone socket, radiator and access to the lounge.

The spacious lounge boasts a large picture window overlooking the front garden, allowing for plenty of natural light. Additional features include a radiator, television points, an understairs storage cupboard and an obscure glazed door leading through to the dining area.

The dining area offers a seamless transition into the sunroom via double doors, creating an open and inviting space for entertaining. An archway leads into the well equipped kitchen which benefits from a range of base cupboards, and drawers with a wood effect worktop. The kitchen also offers space for a cooker, washing machine, tumble dryer and fridge freezer alongside a one-and-a-quarter sink with a mixer tap, matching wall mounted cupboards, a recirculation hood and tiled splashbacks. A window provides a pleasant view into the sunroom.

The sunroom is a standout feature of the property, with large windows overlooking the rear garden and the scenic park beyond. Wood effect flooring and sliding doors provide access to the rear patio area, making this an ideal spot to relax and enjoy the view.

The first floor landing provides access to all bedrooms and the shower room, along with loft access.

The modern shower room features an obscured glazed window to the rear aspect and a contemporary white suite, comprising a low step double shower with a thermostatic rain shower, a vanity wash basin with storage under and mixer tap, a low level WC, a heated towel rail and wood effect vinyl flooring.

Bedroom One is a generously sized room with a large window to the front aspect, a radiator and a built in wardrobe.

Bedroom Two offers a window to the rear aspect, providing stunning rooftop views of the countryside, along with a radiator and television point.

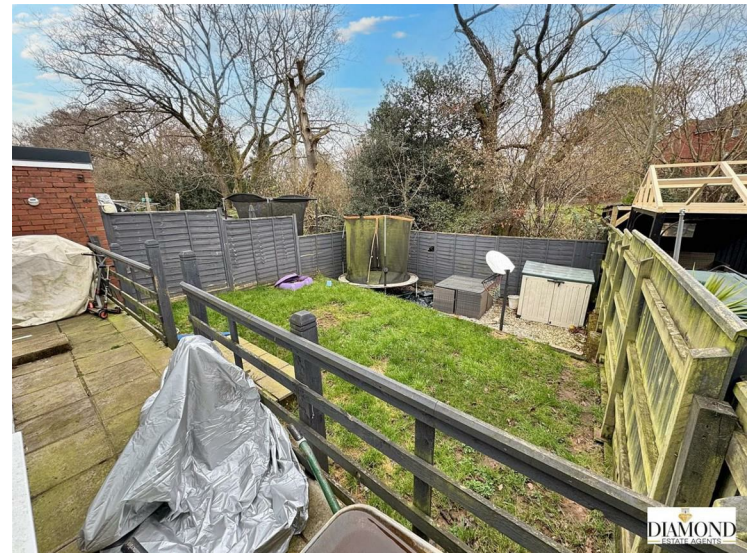
Bedroom Three includes a window to the front aspect and a radiator.

The east facing rear garden is thoughtfully designed with a paved patio area leading down to a level lawn, followed by a low-maintenance gravelled section - perfect for outdoor entertaining. A gate provides access to the side and front of the property.

To the front, there is a small garden area, along with convenient on street parking directly outside the property.

Ford Road is situated within a stone's 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. Parkway mainline station, serving London, can also be reached within two hours, and Exeter Airport can be reached within half an hour.





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What3words

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Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

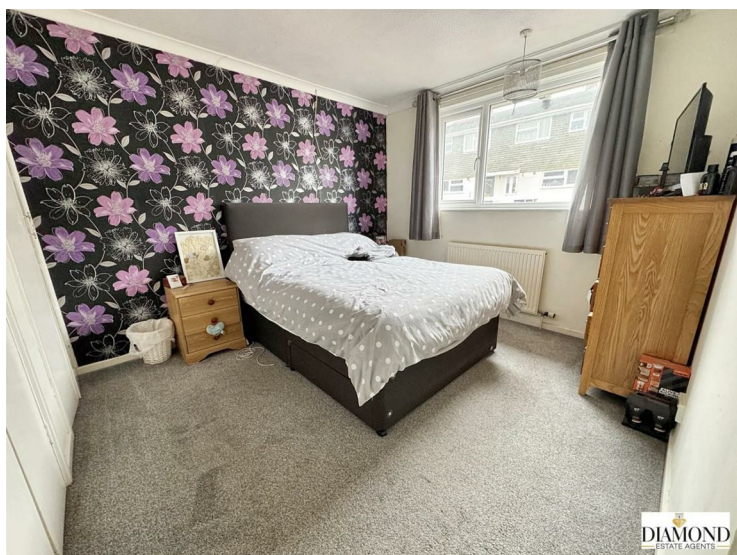
PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

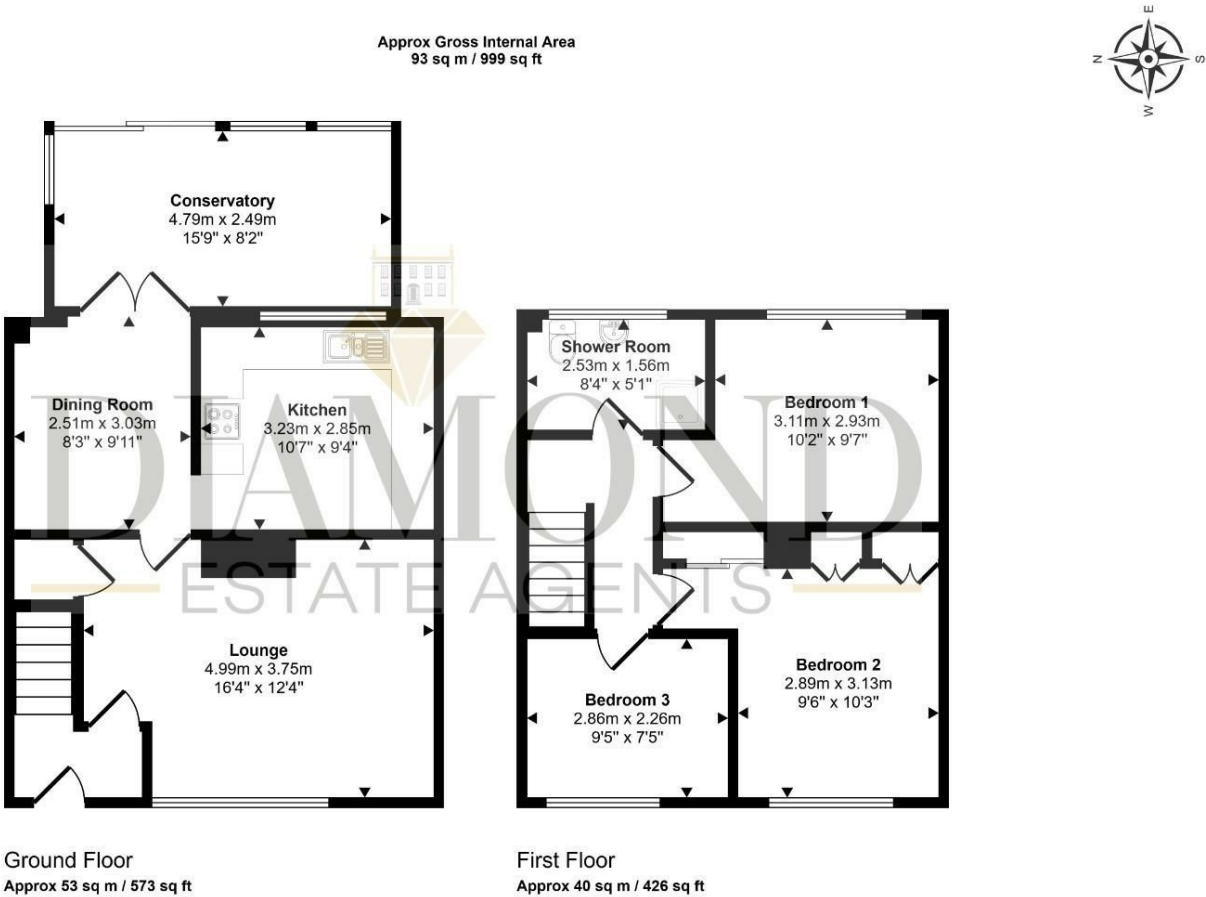


Services

Mains electric, water, sewage and gas central heating with combi boiler.

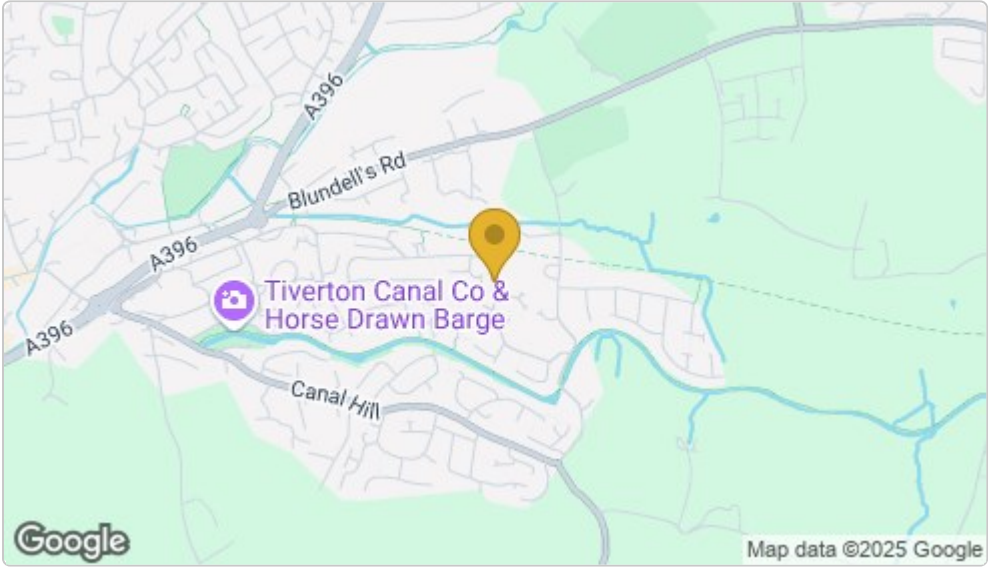
Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and

Floor Plan

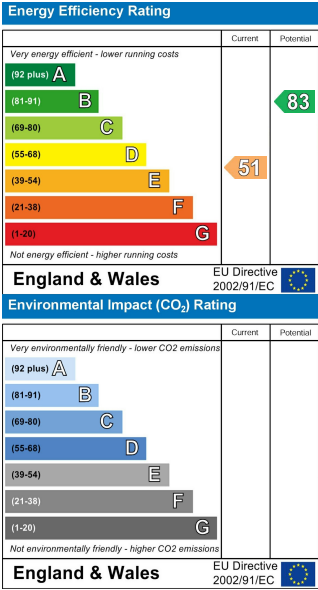


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.