



Ford, Devon, TQ6

£150,000 *Leasehold*



A very attractive late Victorian maisonette with a garden, quietly tucked away, with a level walk to the town centre.

A most appealing town centre garden home occupying a delightful tucked away location a level walk to the town centre.

The accommodation is set over two floors on and on the ground floor is the entrance hall off which is a particularly spacious

KEY FEATURES

- Hallway
- Large Bedroom
- Bathroom
- Galley Kitchen
- Lounge/Dining Room
- Garden



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bedroom and bathroom. The stairs rise to the first floor with a galley style kitchen and the super lounge/dining room. This really is a lovely room with a feature fireplace with wooden surround and cast insert with blue tiled cheeks. There are cupboards either side of the chimney breast with shelving. Walk in bay window to the front overlooking the garden.

There are night storage heaters in the entrance hall, the bedroom and the lounge/ dining room. There's a dimplex wall heater in the bathroom as well as a night storage heater and heated towel rail.

Outside as previously mentioned the property is approached via a footpath feeding the terrace of very attractive properties. Number 14A is toward the end of the footpath on the right with an entrance canopy to the front door. Opposite the front door the other side of the footpath a gate provides access to the delightful courtyard garden with an abundance of mature shrubs and plants. The garden is paved and has a high degree of privacy. A useful garden store. Viewing of this delightful home is strongly recommended by the agents.

POSTCODE: TQ6 9ED

LEASE: 999 years from 1 November 1991

The maintenance costs of the building are split 50/50.

GROUND RENT: £25.00 per annum.

We understand that this property can only be used as private residence or AST let. Not a holiday let.

MATERIAL INFO

Council Tax Band: A

EPC rating: D

Is the property listed: Property is not listed

Utilities:

Electricity supply:

Sewerage & Water supply: SW Water.

Rights & Easements:

Does the property have any easements: Property does not have easements

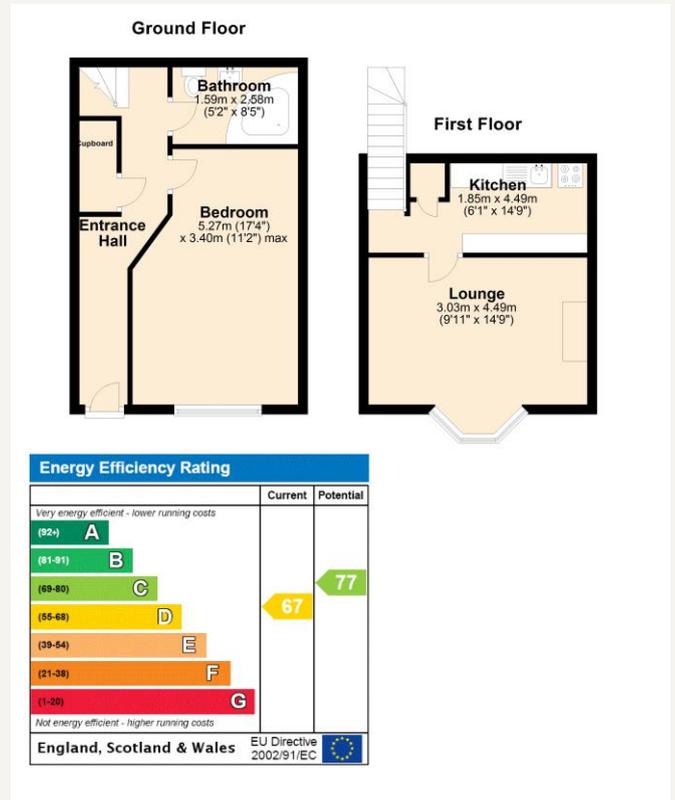
Does the property have public rights of way: Property does not have public rights of way across the property other than the neighbours rights of access to front and rear.

Does the property have restrictions: Property does not have restrictions other than imposed by the lease.

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

Does the property have flood defences: Property does not have flood defences.



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DRT240101>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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