



**Fig Tree Court Canal Hill, Tiverton EX16 4JD**

**welcome to**

## **Fig Tree Court Canal Hill, Tiverton**

Offered to the market with no onward chain is this very well presented one bedroom apartment. Located within the sought after Canal Hill area of Tiverton. The accommodation includes a modern kitchen/dining/lounge, one bedroom and accessible shower room. Private balcony & Off-Road Parking.

Set within the Fig Tree Court development is this well-presented ground floor apartment. Upon arriving at Fig Tree Court there is a secure communal entrance, This property benefits from beautifully maintained shared spaces perfect for relaxing or meeting neighbours.

Inside, a generous hallway opens into a bright open-plan kitchen/living/dining area with double doors to a private balcony—an ideal spot to enjoy views over the canal and towards Knightshayes. The modern kitchen comes fully equipped with integrated appliances.

The double bedroom benefits from built in furniture. Completing the accommodation is a convenient walk-in shower. The entire apartment enjoys thermostatically controlled underfloor heating. Residents have access to landscaped communal gardens, seating areas, a laundry room, washing lines and a covered mobility scooter store. There is on-site and visitor parking, and the home is offered to the market with no onward chain.

### **Entrance Hall**

Doors to all rooms, loft hatch, storage cupboard.

### **Kitchen/Lounge**

Modern fitted kitchen with wall and base units, integrated fridge freezer and dish washer. Built in oven and electric hob with extractor hood over, built in microwave. Stainless steel sink and drainer. Partially tiled. Double glazed patio doors to front balcony. TV Point.

### **Bedroom One**

Double glazed Window to front. TV Point. Built in furniture.

### **Shower Room**

Wet room, walk in shower. WC, wash hand basin and heated towel rail, extractor fan. Fully tiled to ceiling.





### **Communal Areas**

This property has communal gardens, several well-lit seating areas for use of the residents of these properties. A laundry room and storage for mobility scooters and charging.

### **Parking**

### **About**

Fig Tree Court is a purpose-built residential development to cater for the over 55's. There are 14 apartments in total. This apartment is one of the few that enjoys spectacular views over the Grand Western Canal and surrounding countryside. There are several well-lit seating areas for use of the residents of these properties.

### **Services**

Mains electric, water and drainage. Thermostatically controlled underfloor heating.

Service Charge £326.07 per month with utilities included as well as buildings insurance.

Ground Rent £500

The monthly service charge is payable by the residents to cover the common areas, buildings and gardens.

Please contact Fox & Sons for more details.



### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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## Fig Tree Court Canal Hill, Tiverton

- One Bedroom Apartment Over 55's
- Ground Floor Apartment
- Open Plan Kitchen/Living/Dining with Balcony
- NO ONWARD CHAIN
- Under Floor Heating

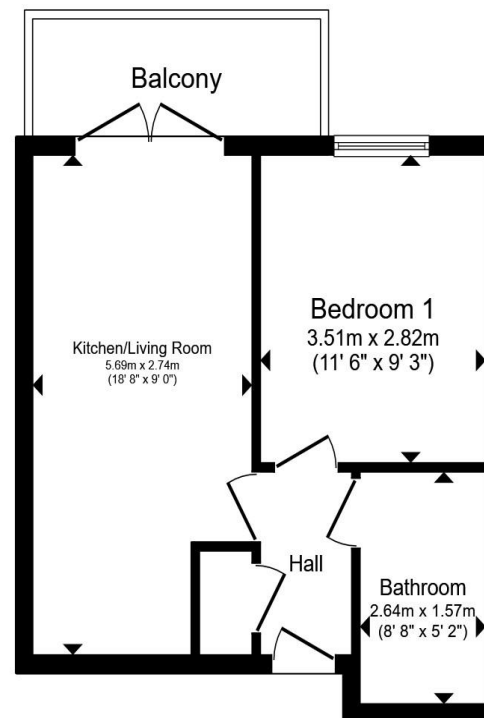
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Floor Plan

Total floor area 33.1 m<sup>2</sup> (356 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TVT106023 - 0003

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