



30 Fore Street, Witheridge, EX16 8AH
Asking Price £250,000

Welden 
Edwards
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This recently renovated, spacious two-bedroom home in the sought-after village of Witheridge offers plenty of room for personalisation. The property boasts a generous garden space, providing potential for further expansion (subject to planning permission). Ideal for those looking to create their dream home in a picturesque village setting.

Description

Upon approaching down the charming garden path, one cannot help but be captivated by the beautiful front garden of this property. The spacious lawn is adorned with mature shrubs along its borders, offering the potential to transform part of it into a driveway for convenient parking (subject to planning permission). A path continues to lead you through to the rear garden, promising more to discover.

Entering through the inviting front door, a sense of homeliness immediately envelops you. To the right, the lounge welcomes you with its neutral decor, featuring beige carpets that elegantly complement the white walls. The exposed original brick fireplace, artfully showcased by the current owner, adds character and charm to the room. The adjacent dining room is a delightful space for gatherings, boasting ample room for a large dining table and chairs. Built-in storage cupboards and a large window overlooking the serene front garden enhance the appeal of this social setting.

The recently fitted kitchen exudes modernity with its white wall and base units paired with oak effect worktops. Offering convenience with plumbing for a washing machine and space for a fridge freezer, the kitchen enjoys an abundance of natural light streaming in through three windows that frame the picturesque rear garden. Adjacent to the kitchen, a convenient WC and a sizable understair storage cupboard await, along with a rear door leading out.

Ascending to the first floor, two generously sized double bedrooms await, accompanied by a family shower room. Bedroom One impresses with its spacious layout and views of the property's frontage. A built-in cupboard with a window adds versatility, ideal for a stunning dressing area or walk-in wardrobe. Bedroom Two offers another spacious double room with tranquil views of the rear garden.

The shower room presents a stylish space with a walk-in shower cubicle, WC, and hand basin. An airing cupboard houses the newly fitted Electric Central Heating Boiler, providing both convenience and efficiency.

Outside, the rear garden beckons with its potential to create wonderful memories during the warmer months. Separated by a garden path from the neighbouring property, this home's expansive lawn to the right offers ample space for relaxation and outdoor activities. A raised patio seating area provides the perfect spot for alfresco dining, completing this idyllic setting for enjoyment and relaxation.

Council Tax, Tenure & Services

Council Tax Band - B

Freehold

Mains Electric, Water and Drainage

Please note: There is a right of way through the rear garden, please ask the office for more information.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

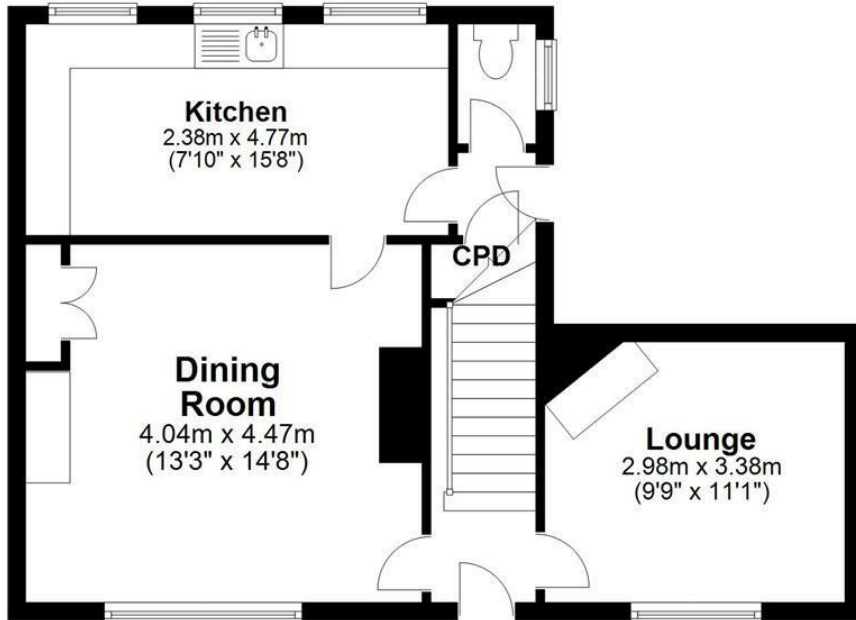
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

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



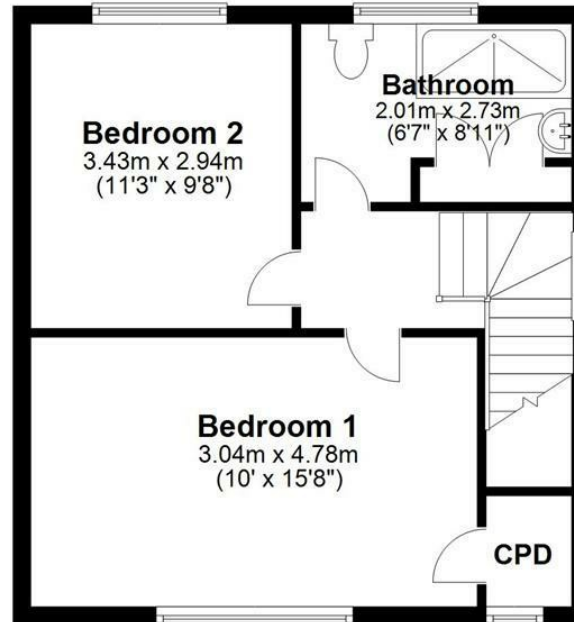
Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 86.4 sq. metres (929.8 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

