



14 Willow Rise, Witheridge, EX16 8FD
Offers In Excess Of £399,950

Welden
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This exceptional four-bedroom detached home occupies one of the most desirable plots within the development—boasting uninterrupted views across the green to the surrounding countryside. Immaculately presented and finished to an outstanding standard throughout, this stunning home combines stylish interiors with high-quality fixtures and fittings. A rare opportunity not to be missed!

Description

From the moment you step inside, the impeccable presentation of this home is immediately evident. The spacious and light-filled entrance hall sets the tone for the rest of the property.

To the left, the generously sized lounge provides a warm and welcoming space, featuring patio doors that open directly onto the rear garden—perfect for relaxing or entertaining. The heart of the home is undoubtedly the exquisite open-plan kitchen/dining/family room. Designed with modern living in mind, this expansive space is ideal for gatherings and day-to-day life alike. The kitchen is stylishly fitted with sleek grey wall and base units, complemented by white worktops and integrated appliances including a fridge freezer, oven, hob, and dishwasher. The dining area easily accommodates a large dining table, with additional space for a sofa if desired. Thanks to its dual-aspect design and patio doors, the room is bathed in natural light throughout the day.

Also located on the ground floor are a contemporary cloakroom and a practical utility room, fitted with matching units and providing plumbing for a washing machine, space for a tumble dryer, and housing the LPG boiler. A door from the utility room provides convenient access to the rear garden.

Upstairs, you'll find four well-proportioned bedrooms. Three are spacious doubles, while the fourth is a small double which would work ideally as a nursery, office, or guest room. The primary bedroom features bespoke fitted wardrobes and a modern, recently refitted en-suite shower room. Bedrooms two and three also offer generous proportions and enjoy picturesque views over the green to the front of the property.

The stylish family bathroom is equipped with both a bath and a separate shower cubicle, as well as a contemporary vanity unit and WC—perfect for busy family life.

Services, Tenure & Council Tax

Mains electricity, water and drainage. Freehold tenure. Council tax band E.

The seller has advised there is a community LPG tank which supplies the property with gas.

Management charge for open spaces - £250 per year

Mobile - O2 and Vodafone - Likely (ofcom.com)

Broadband - Ultrafast 1800 Mbps (ofcom.com)

Witheridge

Witheridge is a lovely village situated between Tiverton and South Molton, offering a range of fantastic amenities such as village shops, hairdressers, doctors surgery, primary school, and a public house.

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.

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		85
(69-80) C	76	
(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



