



16 Brooke Road, Tiverton, EX16 8AT
Asking Price £259,950

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Nestled in the sought-after village of Witheridge, this stylishly refurbished two-bedroom detached bungalow offers the perfect blend of charm and contemporary comfort. Thoughtfully updated throughout, the property presents a fantastic opportunity for those seeking single-level living in a peaceful, well-connected community.

Description

Step through the front door and into a welcoming entrance hall that offers access to every corner of this beautifully presented home. To the right, you'll find a stunning kitchen/diner, thoughtfully designed with graphite base units and contrasting white wall cupboards—a stylish and practical space. Integrated appliances include an oven, hob, dishwasher, washer dryer fridge, and freezer, making everyday living effortlessly convenient. The dining area flows seamlessly from the kitchen and has patio doors opening onto the rear garden, perfect for indoor-outdoor entertaining.

To the left of the hallway, the inviting lounge offers a cosy retreat, complete with an electric fire and surround—ideal for relaxing evenings.

Towards the rear of the property are the bedrooms and bathroom. Bedroom One is a generous double with fitted wardrobes and a lovely outlook over the well-maintained front lawn. Bedroom Two is another spacious room, enjoying views of the rear garden. The modern bathroom features a bath with shower over, WC, and a sleek vanity unit.

Additional storage is provided by two large cupboards, adding to the home's practicality.

Externally, the fully enclosed gardens are a real highlight. The rear garden is laid to patio, offering a perfect spot for alfresco dining during warmer months. To the side, a tucked-away garden area creates a peaceful, almost secret escape. The front garden is laid to lawn and framed by mature plants and shrubs, enhancing kerb appeal.

Completing the picture is a garage with an up-and-over door, also accessible via a side door from the rear garden—ideal for secure parking or additional storage. There is also driveway parking to the front of the garage.

The property also benefits from solar panels.

Council Tax, Tenure & Services

Council Tax Band - B

Freehold

Mains Electric, Water & Drainage

Air Source Heat Pump

Ofcom Broadband Speeds - Superfast 67 Mbps

Ofcom Mobile Signal - EE, Vodafone & Three - Likely, O2 Limited

Witheridge

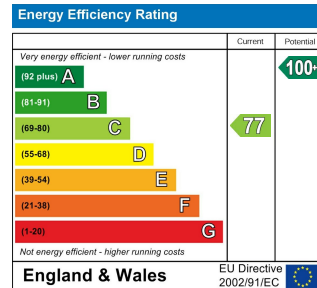
Witheridge is a lovely village situated between Tiverton and South Molton, offering a range of fantastic amenities such as village shops, hairdressers, doctors surgery, primary school, and a public house.

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.

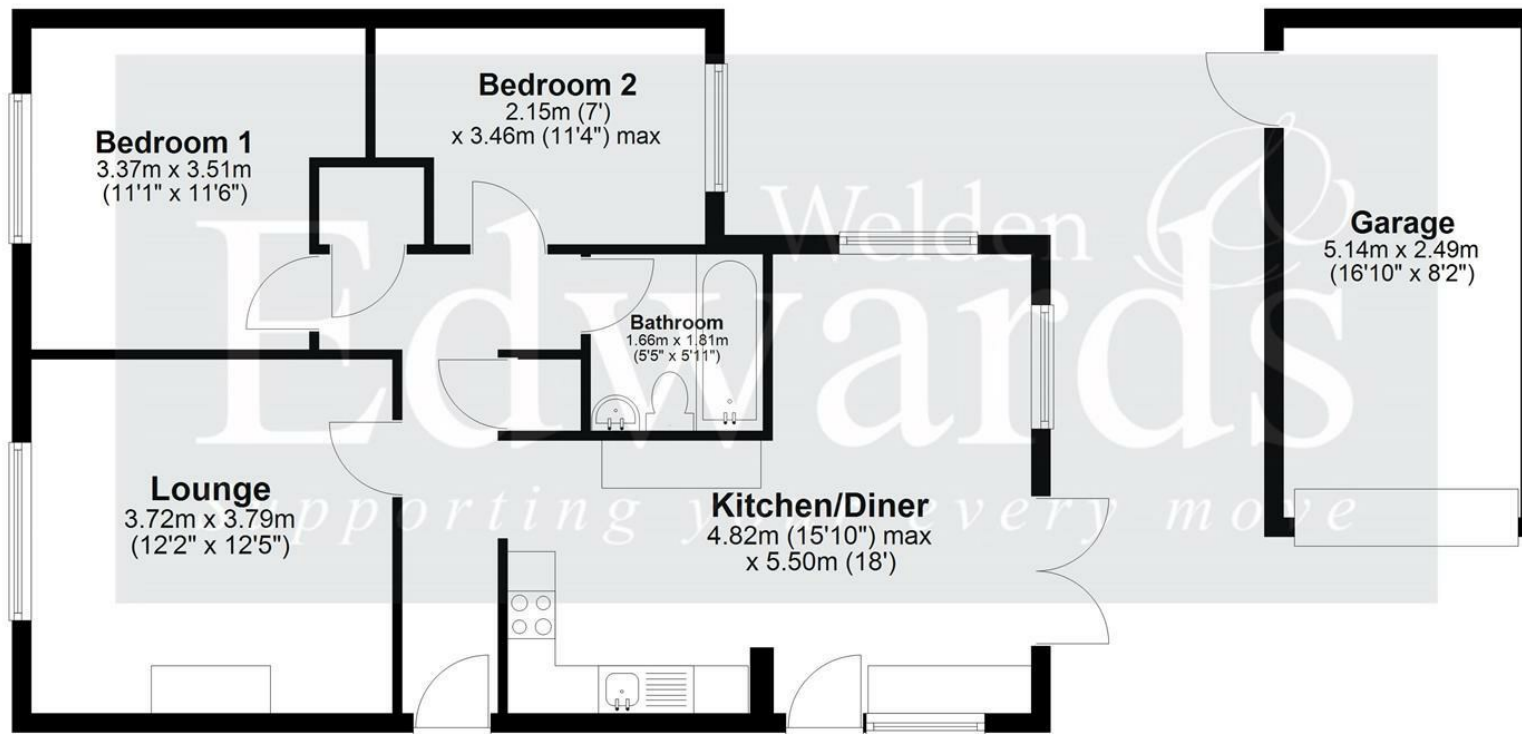
Disclaimer

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.



Ground Floor

Approx. 66.1 sq. metres (711.7 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)

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

Garage

Approx. 12.8 sq. metres (137.8 sq. feet)



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