



Meadoway Tracey Green, Tiverton, Devon EX16 8AD  
£315,000

Welden  
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*Nestled within the scenic rural village of Witheridge, this stunning two-bedroom detached bungalow in walk-in condition sits on a spacious and meticulously maintained plot. This home offers the convenience of a garage and driveway parking, as well as a contemporary kitchen/diner, spacious lounge, and practical utility area, adding to the overall functionality and appeal of the property.*

### **Description**

Entering the gated driveway, you will find parking for two cars along with a detached garage which features an up-and-over door, plumbing, electrics and lighting.

Passing through the front door, you are greeted by a spacious hallway with doors leading to all rooms. The attic space above the hallway is partially boarded. To the left, you will find Bedroom Two, a wonderful double room with plenty of space for your bedroom furniture. A lovely extra is the ensuite with a separate WC and hand basin as well as a shower cubicle. Across the hall you will find the modern bathroom which includes a 'P' shaped bath (with electric shower over) and a vanity unit with built-in WC and hand basin. Further along the hall you will find Bedroom One, another good-sized double room. To the rear, you'll find a bright and airy lounge with views overlooking the well-maintained rear garden.

The modern kitchen is a great space, with a range of wall and base units and granite worktops. There is an integrated dishwasher, fridge, oven and hob. The dining area flows off the kitchen with enough space to comfortably sit a 6-seater dining table and chairs. Sliding patio doors lead into the conservatory, a really lovely place to sit and enjoy views of the beautiful garden. Off the kitchen, there is also a useful utility area with storage cupboards.

The gardens surround three sides of the property and features a seating area, patio, well-maintained lawn and charming shrubbery for a peaceful outdoor retreat.

### **Services & Council tax**

Electric heating. Mains water and drainage. Council tax band C.

### **Sales enquiries**

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenwards.co.uk](mailto:sales@weldenwards.co.uk).

### **Witheridge**

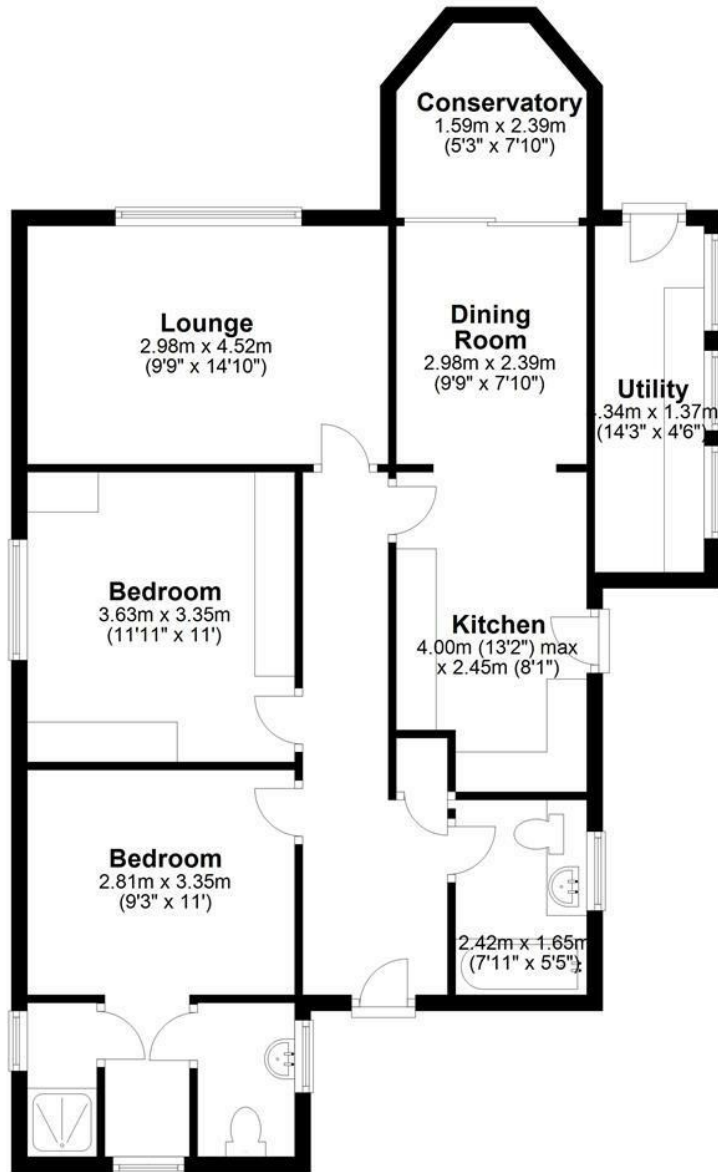
Witheridge is a village and civil parish in the North Devon district of Devon, England. Situated almost equidistant from Dartmoor and Exmoor, the village has earned the nickname the Gateway to the Two Moors Way. With local amenities including a pub, two shops, a doctors surgery (all within a short walk of the property) it has everything a small village could offer and is great for families and couples alike!

### **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



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

- Detached bungalow
- Two double bedrooms
- Bright, spacious lounge
- Modern kitchen/diner
- Conservatory overlooking garden
- Driveway parking and garage
- Modern electric heating
- Large, well-maintained garden
- Picturesque village location
- EPC rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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