



## 2 CHURCH VIEW, WEARE GIFFARD, EX39 4QP

£425,000

A superb 4 bedroom semi detached house situated in a quiet semi rural location enjoying pleasant views whilst adjoining farmland to the rear. The wonderfully presented, adaptable accommodation includes comfortable lounge and kitchen/dining room together with utility, 2 bathrooms & a large garden.

The highly favoured village of Weare Giffard is the perfect setting for this superb home which offers a fantastic high-end finish together with great adaptability, having been extended and modernised in recent years.

Upon stepping into the entrance hall, the quality of this property is immediately evident. Arranged over the ground floor is a comfortable dual aspect lounge with French doors out to the large garden together with a feature wood burning stove, perfect for those cosy winter evenings.

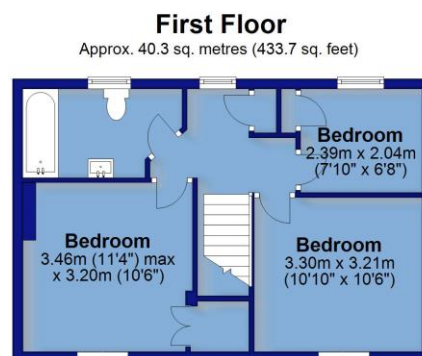
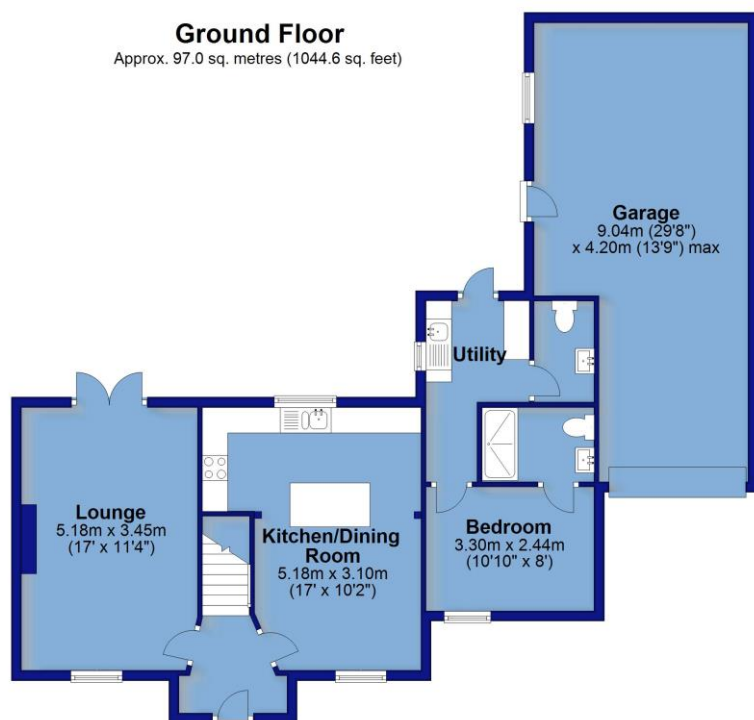
The kitchen/dining room is a space which carries great appeal and doesn't disappoint here; feature walls provide an excellent contrast against the modern gloss kitchen and polished tiled floor whilst feature ambient lighting allows you to adjust to suit your mood. Off the kitchen is a generous utility, well appointed cloakroom and ground floor en-suite double bedroom providing great adaptability - perfect for a dependant relative or teenager seeking some independence.

The first floor provides 2 further double bedrooms and a single whilst the stylish bathroom includes a white suite, being extensively tiled with under floor heating.

All of this before stepping into the wonderful garden, the finishing touch to a superb home!

**Services:** All mains services are connected  
**Energy Performance Certificate:** D 64  
**Council Tax:** BAND B (£1,884.62 per annum)

**What3Words:** crackles.saves.vines



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.