



Offers In The Region Of £325,000

3 Bedroom Bungalow for sale  
12 Drayford Lane, Witheridge



## Overview

With stunning views of the Devon hills, Drayford Lane is located within the village of Witheridge, nicknamed “The Gateway to the Two Moors Way”.

This recently renovated link-detached bungalow is situated within easy reach of the village centre and boasts 2-double bedrooms and a 3rd single-bedroom or home office, providing ample space for young families, professionals needing home office space, or for those looking to downsize and retire.



## Key Features

- 3D VIRTUAL TOUR AVAILABLE - CALL OR EMAIL
- FULLY RENOVATED PROPERTY
- LINK-DETACHED 3-BEDROOM BUNGALOW
- LANDSCAPED REAR GARDEN
- GARDEN ROOM
- PARKING FOR MULTIPLE VEHICLES
- RURAL LOCATION
- VIEWS OF THE DEVON COUNTRYSIDE
- WHAT3WORDS - ///flaunting.unopposed.cover





## ON ARRIVAL

Arriving at the property you will notice the stunning rural views over the Devon hills. This fully renovated link-detached bungalow with is set back from the road, with the front garden being laid mainly to lawn and boasts a driveway capable of parking multiple vehicles or even a large motorhome.

## MOVING INSIDE

Welcoming you into your new home is the elegantly decorated hallway with stunning wood-effect floor tiles, providing easy access to all rooms. Moving into the hub of this home, the cleverly designed kitchen/breakfast room with modern 'farmhouse-style' units, wooden worktops & an integral oven & hob, will soon have you cooking up the Sunday roast whilst still being able to socialise with family & friends. The large lounge with patio doors extending into the enclosed garden is perfect for entertaining guests whatever the weather.

The spacious family bathroom has been lovingly renovated with tongue & groove panelling and rustic porcelain tiles complimenting the Edwardian suite boasting a corner shower & roll top bath.

The remainder of this immaculate accommodation consists of 2-double bedrooms with views of the Devon hills and a 3rd single bedroom or home office.

## IN THE GARDEN

One of the highlights of this property is the large private rear garden; this fully enclosed landscaped space is accessed either through the living area or the side gate. Currently laid mainly to lawn with a patio area, perfect for those summer BBQs. This home also boasts a 'Summer House' and a garden shed. This 'oasis' of a garden will be enjoyed by both family and friends all year round. In addition, there is a single garage accessed via the garden to the side of the property.



## AROUND THE LOCAL AREA

Nestled on the rolling hills of the beautiful North Devon countryside, Witheridge boast Exmoor National Park to the North, and Dartmoor National Park a short distance away to the South. This idyllic village, boasting a wonderful country pub and village shop, has countryside scenes with many wooded valleys along the path of the Little Dart River.

The market towns of Tiverton & South Molton are close by, which provides an excellent range of shopping, lifestyle and educational facilities. Take the A361-link road West along the link road provides access to the AONB of North Devon or Eastward to the M5 (J27) providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright lights of the London can be reached within 2 hours.

# Floorplans



Approximate total area<sup>(1)</sup>  
93.3 m<sup>2</sup>  
1004 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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