



**15 West Street, Witheridge, EX16 8AA**

Guide Price **£225,000**



## 15 West Street

Witheridge, Tiverton

- Village home
- In need of updating
- 3 bedrooms and first floor wetroom
- Kitchen / diner
- 2 further reception rooms
- Garage and garden to rear
- No chain

Witheridge is a popular Devon village with connections to both Tiverton, CREDITON and South Molton, it has a wonderful community and is surrounded by the Devonshire countryside yet not isolated. With a post office / store and a further general store / shop, pub and regular bus service, it's only 15 minutes from Tiverton and onward connections. In addition the village offers a primary school, doctor's surgery, vets surgery, pub and sports club. Just off the central square is West Street, a historic part of the village with plenty of history. The property was formerly part of a pub and was converted several years ago to create a mews of homes from the rear courtyard. The front is onto the street and access for vehicles and pedestrians can be gained down the adjacent side lane.







The cottage itself is in need of some improvements having been let for a number of years, it now offers tremendous potential to create a wonderful home. Laid out over two floors, there's a central hallway in from the front door and then access to two reception rooms, one of which could be altered to create a separate snug or study and a ground floor WC/shower room maybe, and the other, with its large fireplace works well as a sitting room. There's a kitchen/dining room to the rear and a rear lean-to could be renovated to make a useful utility at the very back. On the first floor are three bedrooms and a wet-room.

At the back, there's a shared courtyard (access to be provided at all times) and this leads to a large single garage (it's nearly a double!) with up and over door which provides ample parking plus there is an additional parking space. The garden is a good sized but is detached from the house yet offers a haven away from the road.

#### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.





Please see the floorplan for room sizes.  
Current Council Tax: Band B – North Devon

Approx Age: 1800

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric storage heaters

Listed: No

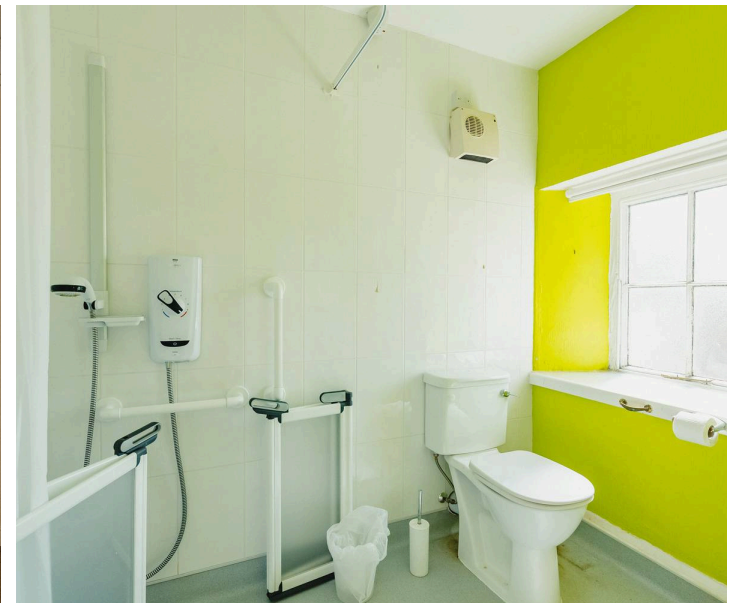
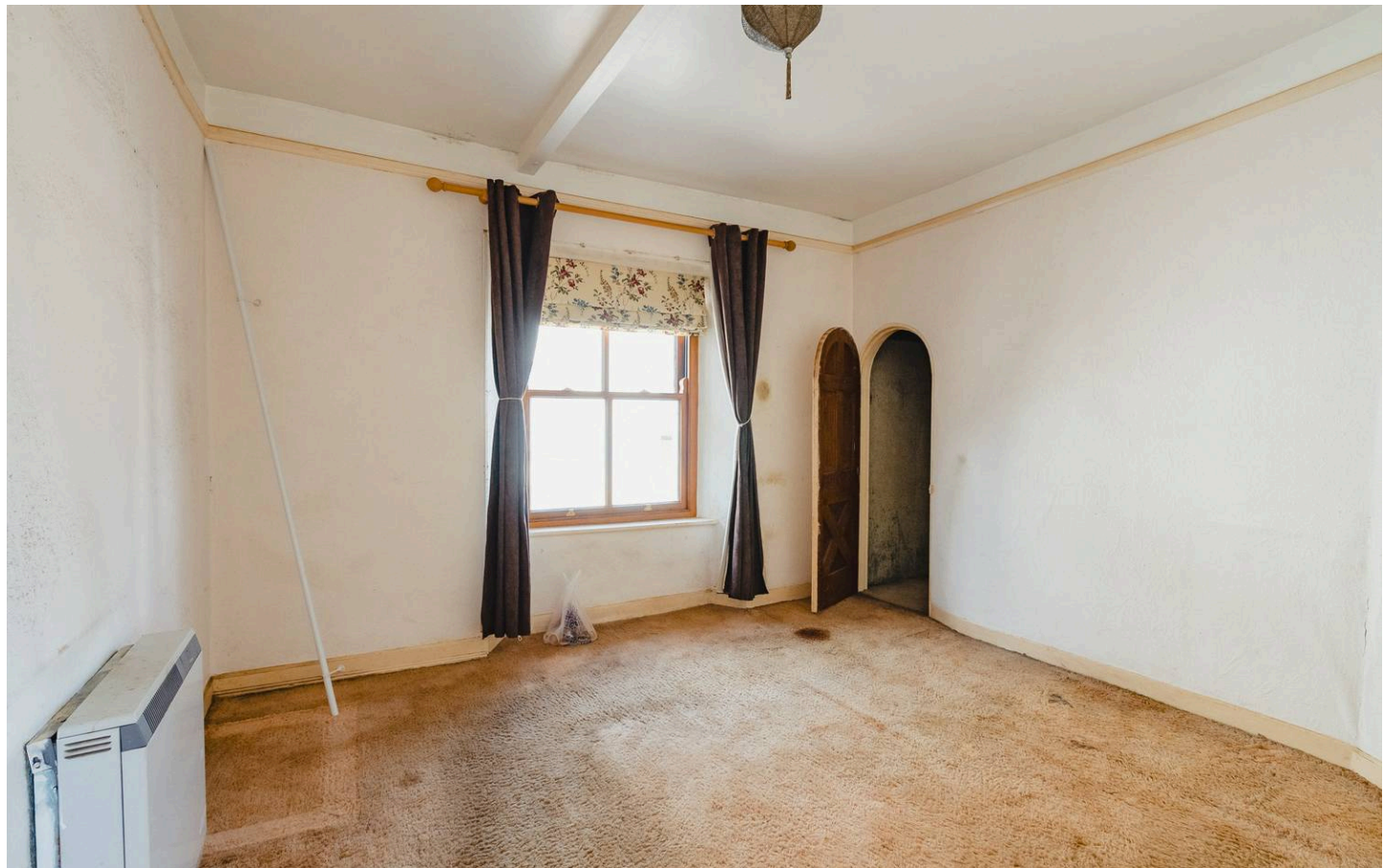
Conservation Area: Yes

Tenure: Freehold

WITHERIDGE is a large village in a secluded part of Devon, between Dartmoor and Exmoor – known commonly as the gateway to the ‘Two Moors Way’, an epic hiker’s trail. Close to the village are some enchanting woodland walks, including the magical ‘Tarka Trail’ at Eggesford – a 20-min drive away. Its annual fayre ‘St John’s’ is one of the oldest in the country (est 1248) and offers lots of traditional displays, such as morris dancing, folk music and maypole dancing. There are two inns, ‘The Mitre’ and ‘The Thelbridge Cross’ – both of which have good reviews on trip advisor. Like many bigger villages Witheridge has a modern shop / post office with all the essentials. The nearest towns are Crediton, 11 miles south and Tiverton, 10 miles west.

DIRECTIONS : For sat-nav use EX16 8AA and the What3Words address is [///smarter.unsecured.adopt](https://www.what3words.com////smarter.unsecured.adopt) but if you want the traditional directions, please read on.

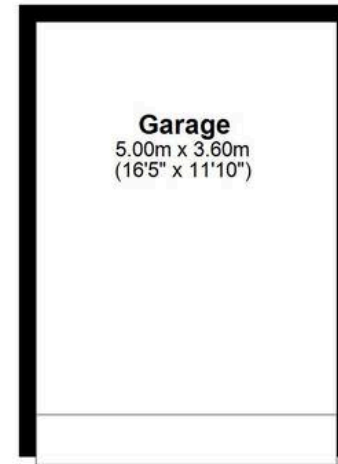
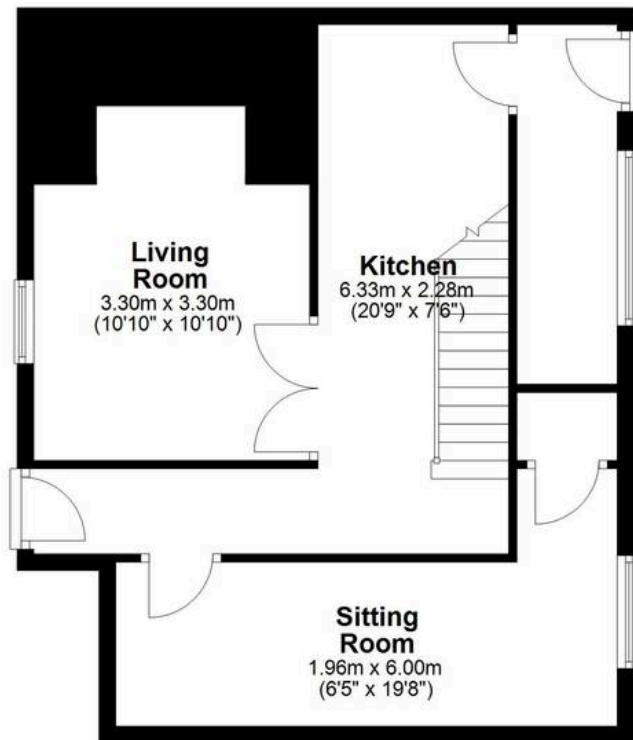
In the centre of Witheridge, park in The Square and proceed to West Street. The property will be found a couple of doors to the left of the village shop.





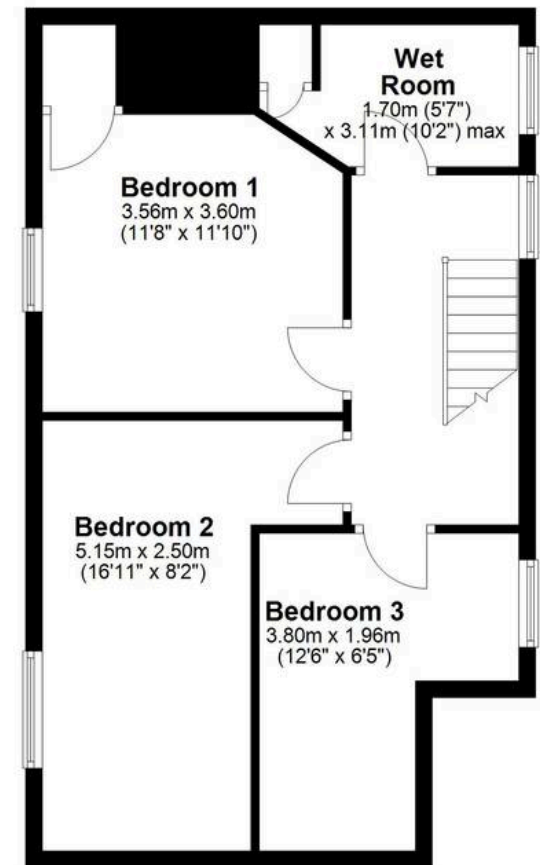
## Ground Floor

Approx. 73.6 sq. metres (791.9 sq. feet)



## First Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 128.6 sq. metres (1383.7 sq. feet)





# Helmores

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