



Cannington Road, Witheridge Tiverton EX16 8EZ



welcome to

Cannington Road, Witheridge Tiverton

Situated in Witheridge within close proximity of the local amenities is this modern and stylish three bedroom terrace home with a good size rear garden giving access to the single garage and off street parking. This property further benefits of good size lounge, modern kitchen and downstairs WC.

Description

A fantastic family home which is in good condition throughout and is located in a tucked away position at the end of a no through road. The accommodation is light and spacious throughout and comprises of a good size hall way leading to a large lounge/diner which is a dual aspect with patio doors leading to the rear garden, There is a modern fitted kitchen with integral cooker and fridge freezer. Completing the ground floor is a downstairs WC. On the first floor there are two good sized double bedrooms and a single bedroom. The white suite family bathroom is also on the first floor along with an airing cupboard and access to the attic. Externally to the front, there is parking and a garage with a door leading to the garden. The rear garden is fully enclosed and mostly laid to lawn this property has a further area of garden which leads to the garage and would be ideal for planting shrubs or growing vegetables. The current owners use this area for keeping chickens. This property further benefits from far reaching views to the front.

Entrance Hall

UPVC double glazed door to front, under stairs cupboard, door to kitchen, door to lounge, radiator.

Cloakroom

UPVC double glazed window to front, WC, wash hand basin, radiator.

Living Room/ Dining Room

20' 7" x 11' 1" (6.27m x 3.38m)

UPVC double glazed window to front, UPVC double glazed French doors, two radiators. Door to;

Kitchen

9' 2" x 9' (2.79m x 2.74m)

UPVC double glazed window to rear, fitted kitchen with wall and base units and work surfaces, one and a half bowl, stainless steel, sink drainer, tiled splash backs, electric oven, electric hob with cooker hood, plumbing for washing machine, fridge/freezer, radiator.





Landing

Stairs from hall, airing cupboard, access to loft space.

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)
UPVC double glazed window to front with views, built in wardrobes, television point, radiator.

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)
UPVC double glazed window to rear with views, radiator.

Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m)
UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed window to front , panelled bath with shower over, WC, wash hand basin, part tiled, extractor fan, spotlights, radiator.

Rear Garden

Laid to lawn with a patio area, an additional strip of land goes round to the garage, oil boiler.

Garage

With power and light. Door to garden.

Driveway

Parking for two vehicles.

Services

Mains electric, water and drainage.

Council Tax Band B

Location

Witheridge is a thriving village situated approximately 11 miles from both the market towns of Tiverton and South Molton. Amenities include a public house, post office/store and a newsagent. There is also a primary school in the village and a bus service to neighbouring East Worlington Primary School, veterinary practice, health centre and parish church. Witheridge is also known as the gateway to the two moors being situated in equal distance from both Dartmoor and Exmoor. There is also a regular bus service which runs to Exeter and Barnstaple.

Hour Office

Monday - Friday 9am- 6pm
Saturday- 9am- 4pm
Sundays - Closed



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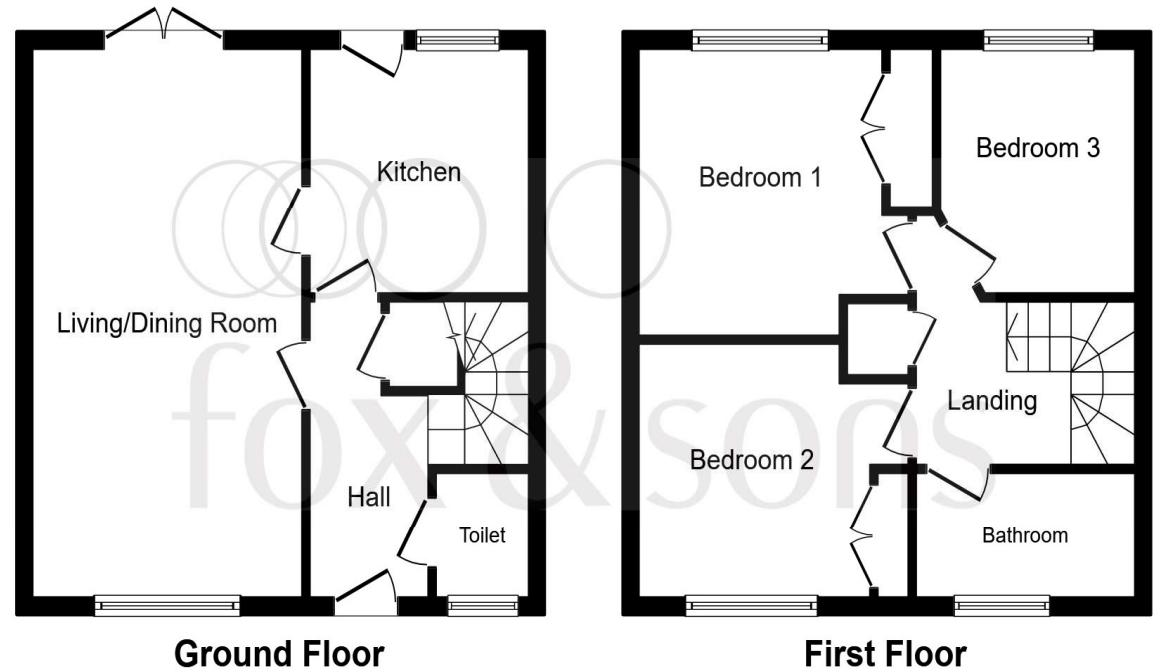
Cannington Road, Witheridge Tiverton

- Three Bedroom Modern Home
- Overlooking Open Green Area
- Modern Kitchen
- Spacious Lounge
- Central Heating & Double Glazing

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:
TVT104728 - 0005

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