



**South View, Westleigh Tiverton EX16 7HR**

**welcome to**

## **South View, Westleigh Tiverton**

Located in the village of Westleigh is this great two bedroom bungalow which benefits from off road parking and a garage. Backing onto farmland this bungalow occupies a very pleasant position. The accommodation includes a Kitchen, lounge with open fire, conservatory, utility room & family bathroom.

### **Description**

Situated within a small cul-de-sac is this super two bedroom end of terrace bungalow. Westleigh offers a semi rural feel yet is very accessible being approximately 4 miles from junction 27 of the M5.

On approaching the property is a spacious front garden, driveway providing space to park two cars and a garage.

When opening the front door you are met by an entrance hall which provides access to all rooms. The lounge is rear facing with an open fire place, there is storage either side of this. An opening leads to the Kitchen which is front facing with a range of units. Accessed from the lounge is a conservatory which is used as a dining room. There is a utility room with space and plumbing for a washing machine. This bungalow offers two bedrooms, these are serviced by a family bathroom. Stairs lead to an attic space which is currently used for storage. Externally this property benefits from a rear enclosed garden which overlooks farmland. Viewing is advised to appreciate this property in full.

### **Entrance Hall**

Door to front opening to an entrance hall with doors to all rooms, stairs to loft space.

### **Lounge**

10' 10" x 14' 11" Max ( 3.30m x 4.55m Max )

The lounge has an open fire place with built in cupboard one side and the airing cupboard the other. There are sliding doors leading out to the conservatory, an opening into the kitchen, TV point and a radiator.

### **Kitchen**

9' 3" x 9' ( 2.82m x 2.74m )

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, space for cooker, space for under counter fridge and dishwasher.

### **Utility**

8' 4" x 5' 4" ( 2.54m x 1.63m )

Window to rear. space for washing machine, tumble dryer and fridge/freezer.

### **Conservatory**

10' 2" x 11' ( 3.10m x 3.35m )

Double glazed window to rear and side. Sliding doors to lounge and door leading out to the garden.





### **Bedroom One**

11' 3" x 10' 10" ( 3.43m x 3.30m )

Double glazed window to rear. Radiator.

### **Bedroom Two**

9' 4" Max x 7' 11" Max ( 2.84m Max x 2.41m Max )

Double glazed window to front. Radiator. Please note there is restricted head height in this room.

### **Bathroom**

Double glazed window to front. Wash hand basin, WC, bath with shower over, part tiled, radiator.

### **Loft Space**

22' 4" x 13' 7" ( 6.81m x 4.14m )

Stairs from ground floor, two radiators, power and lighting, lined and felted. Please note there is restricted head height in the loft space.

### **Front Garden**

The front garden is low maintenance with a gravel area and raised flower beds.

### **Rear Garden**

The rear garden is tiered, with a lawn area, patio and pond, side gate, three steps lead to the garage. Backing onto the garden are open fields.

### **Garage**

21' 4" x 13' 7" ( 6.50m x 4.14m )

Up and over door, single glazed window to side, power and lighting, door to side.

### **Services**

Mains electric, water and drainage.

Council Tax Band A

### **Location**

Westleigh is conveniently located close to the popular village of Holcombe Rogus, which has a primary school as well as local facilities. The larger village of Sampford Peverell is located to the south and provides a good range of amenities including convenience store, as well as schooling a public house. This property lies in close proximity to two primary schools Burlescombe c of e and Webbers at Holcombe Rogus. To the east is the M5 (J27) with main line intercity rail connections available adjacent to this junction at Tiverton Parkway. The property is set equidistant between the popular towns of Wellington and Tiverton, again with education and recreational facilities.

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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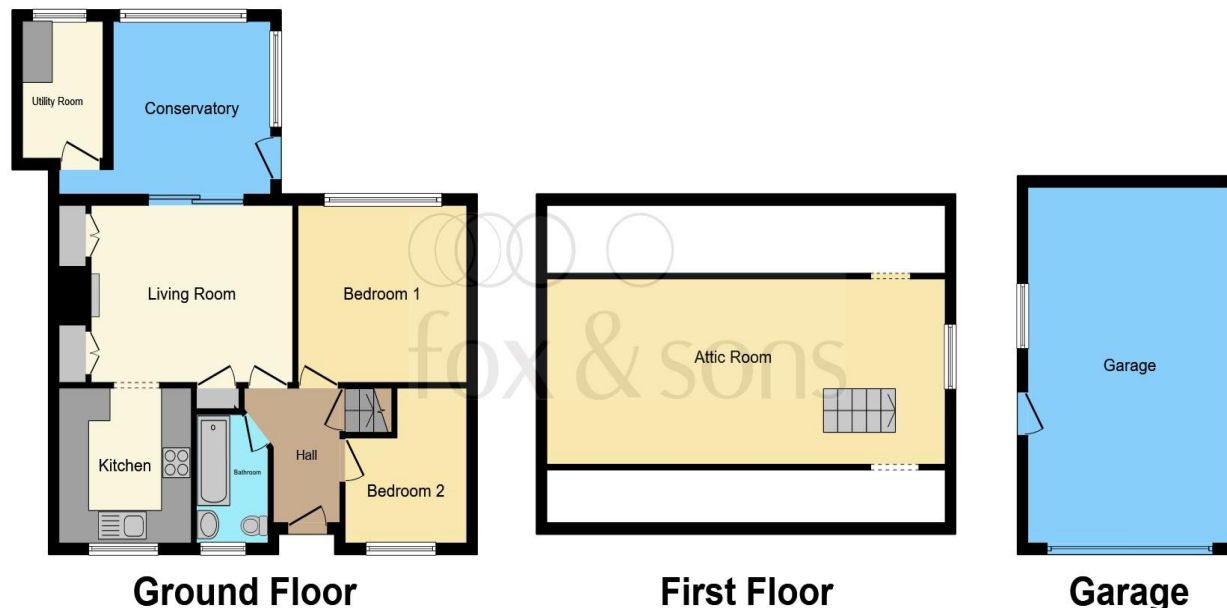
welcome to

## South View, Westleigh Tiverton

- End of Terrace Two Bedroom Bungalow
- Kitchen & Lounge
- Conservatory & Utility Room
- Garage & Off Road Parking
- Council Tax Band A

Tenure: Freehold EPC Rating: F

**£240,000**



Total floor area 121.5 m<sup>2</sup> (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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