



**Lakelands Close, Witheridge Tiverton EX16 8DD**

**welcome to**

## **Lakelands Close, Witheridge Tiverton**

Tucked away in a cul de sac position you will find this extremely well presented detached bungalow . Hugely benefiting from a sociable open plan Kitchen/living/dining space. Two double bedrooms and a modern bathroom. Large wrap around garden, garage and parking. Viewing is advised.

### **Description**

Located within a small cul de sac on the edge of Witheridge you will find this delightful bungalow which is extremely well presented having been upgraded by the current owners. Upon approaching the property is a front garden and off-road parking. On opening the front door, you are greeted by an entrance hall with doors leading to all rooms and space for coats and shoes. The heart of this home is the superb open plan kitchen/dining/living space which is lovely and light being triple aspect. There is a stylish modern fitted kitchen with a range of wall and base units, with integrated appliances. Space for a dining table, bifold doors which provide access to the garden. There is a cosy lounge area and further space which is currently used as playroom. There are two bedrooms, bedroom one being double aspect and bedroom two overlooks the rear garden. Completing the accommodation is a modern family bathroom.

Externally this property benefits from a front lawn and a large garden which wraps around the bungalow. This is mainly laid to lawn and is enclosed. There is a patio area, a summer house with power which is negotiable. There are two gates which provide access to the front of the property. This property further benefits from a garage and driveway parking.

This home is heated by gas central heating and the tank is located within the rear garden.

### **Entrance Hall**

Door to front opening into the hallway. Storage cupboard, doors to all rooms, loft access, radiator.

### **Kitchen/Dining Space**

20' x 11' 1" ( 6.10m x 3.38m )

A fantastic sociable room with double glazed window to front. The modern kitchen has a range of wall and base units with work surfaces over. There is a one and a half bowl sink and drainer, tiled splash back. Built in oven and hob with extractor, fridge/freezer, dishwasher. Spotlights, radiator, BI folding doors to garden.

### **Lounge/ Playroom**

18' 11" x 11' 5" Max ( 5.77m x 3.48m Max )

Two double glazed windows to rear. Television point, radiator.





### **Bedroom One**

15' 7" x 9' 6" ( 4.75m x 2.90m )

Double glazed window to front and side. Radiator.

### **Bedroom Two**

11' 9" x 11' 6" Max ( 3.58m x 3.51m Max )

Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed window to front. Wash hand basin, WC, bath with shower over, Heated towel rail, tiled.

### **Loft Space**

Partially boarded.

### **Front Garden**

To the front of the property is a lawn area with shrubs, paved path. Gate providing access to the rear garden.

### **Rear Garden**

The rear enclosed garden has a lawn area with leylandii hedging. There is a patio ideal for the summer months. Gas tank There is a summer house which has been used as an office this could be negotiable if desired. In front of the summer house is a gravel seating area.

### **Parking**

Off road parking for up to three cars.

### **Garage**

Up and Over Door

### **Services**

Mains electric, water and drainage.

LPG Gas

Council Tax Band C

### **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.

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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## Lakelands Close, Witheridge Tiverton

- Detached Two Bedroom Bungalow
- Large Rear Garden
- Modern Kitchen/ Dining/ Living area.
- Family Bathroom
- Council Tax Band C

Tenure: Freehold EPC Rating: E

guide price

**£300,000**



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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