



Joan Spry Close, Witheridge Tiverton EX16 8AU



welcome to

Joan Spry Close, Witheridge Tiverton

Offered to the market with NO ONWARD CHAIN is this superb two double bedroom bungalow. With a modern stylish kitchen, spacious lounge/diner. Two bedrooms and family bathroom. Externally there is off road parking and a garage. The gardens are fantastic offering privacy with plenty of space.

Description

An exceptionally well presented semi detached two bedroom bungalow offering spacious accommodation throughout. Located in the popular village of Witheridge. Upon approaching the property is a large driveway. On entering the property is an entrance hall which leads to all rooms. The kitchen is front facing with a stylish modern fitted kitchen. The lounge is light and bright with a large window to the front. An electric fire is the focal point within this room. There are two double bedrooms and a family bathroom. Completing the accommodation is a conservatory. Externally there is a garage with a roller door. The rear garden is delightful this wraps around the side of the bungalow, there is a patio area, lawn, mature trees and shrubs. The garden offers privacy and lots space to dine alfresco. The garden also has significant potential to extend subject to the necessary planning permissions. This property is double glazed and heated via oil central heating. Viewing is advised to appreciate this property in full.

Entrance Hall

UPVC door to side opening in to the hall, doors to all rooms, airing cupboard, telephone point, loft hatch.

Lounge

11' 11" Max x 16' 3" Max (3.63m Max x 4.95m Max)
Double glazed window to front. Electric fire, television point, two radiators.

Kitchen

10' 11" Max x 7' 1" Max (3.33m Max x 2.16m Max)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, induction hob with extractor hood, integrated eye level oven, space for washing machine, USB charger plug.

Conservatory

9' 9" x 7' 5" (2.97m x 2.26m)
Windows to side and rear, patio doors opening out to the rear garden.





Bedroom One

11' 9" x 8' 9" (3.58m x 2.67m)

Double glazed sliding door to rear leading to the conservatory, radiator.

Bedroom Two

10' 3" x 8' 7" (3.12m x 2.62m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC, bath with shower attachment over, part tiled, heated towel rail.

Front Garden

To the front of the property there is an area of lawn with mature trees and shrubs, water tap.

Rear Garden

To the rear of the property the garden wraps around the side of the bungalow, there is a patio area, lawn, mature trees and shrubs, green house, oil tank and door to the garage.

Garage

15' 10" x 8' 3" (4.83m x 2.51m)

Electric roller door, power and lighting, boiler.

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.

Office Hours

Monday - Friday 9am- 6pm

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Sundays - Closed



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Joan Spry Close, Witheridge Tiverton

- Semi Detached Two Bedroom Bungalow
- Garage & Off Road Parking
- Stylish Modern Kitchen
- Spacious Lounge
- Council Tax Band B

Tenure: Freehold EPC Rating: E

guide price

£230,000



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

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TVT105163 - 0006

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01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



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