



West Street, Witheridge Tiverton EX16 8AA

welcome to

West Street, Witheridge Tiverton

An exceptionally well presented two bedroom grade II character cottage located in the village of Witheridge, offering a sociable kitchen/diner, cosy lounge with log burner. Large family bathroom and rear garden with outbuilding. Viewing is highly advised!

Description

Located in the charming village of Witheridge is this superb cottage offering modern interiors and character features. On opening the front door there is a hallway which leads to the rear and also the kitchen. The kitchen is modern and recently upgraded last year with a range of wall and base units. There is space for a dining table and a sofa. There is a fireplace and a window seat which looks out over the front of the property. This room is lovely, being dual aspect. The cosy lounge has a fireplace housing a wood burning stove. Stairs lead to the first floor via the inner hallway which provides good storage space under the stairs. Upstairs you will find two double bedrooms. Bedroom one with a feature fireplace. These are serviced by a spacious family bathroom which has a bath with shower over. Outside there is a rear garden which is mainly laid to lawn and a brick outbuilding which has power and light. To appreciate all this property has to offer, book your viewing today.

Entrance Hall

Door to front, door into kitchen and door to rear leading out to the garden.

Kitchen/ Diner

17' Max x 12' 6" (5.18m Max x 3.81m)

Double glazed bay window with window seat to front and double glazed window to rear. The kitchen is lovely being dual aspect. It is well equipped with a range of wall and base units with work surface over. Built in electric oven, induction hob, extractor fan, washing machine, dishwasher and fridge/freezer. 1 1/2 bowl ceramic sink and drainer. Radiator. Large feature fireplace with slate hearth and solid wooden mantelpiece. Tiled flooring.

Lounge

10' 4" x 11' 8" (3.15m x 3.56m)

Double glazed window with window seat to front, wood burning stove with tiled hearth and wooden mantelpiece. Radiator.

Inner Hall

Single glazed window to side and rear. Stairs to first floor.





Bedroom One

14' 8" x 10' 4" (4.47m x 3.15m)
Double glazed window with window seat to front, feature fireplace and radiator.

Bedroom Two

9' 11" x 8' 4" (3.02m x 2.54m)
Double glazed window with window seat to front and radiator.

Bathroom

Double glazed window to rear. Bath with shower over, WC, wash hand basin, airing cupboard, radiator. Loft hatch.

Rear Garden

The rear garden is mainly laid to lawn, a pathway runs between the property and garden. Oil tank.

Outbuilding

9' 8" x 10' 4" (2.95m x 3.15m)
Power & light.

Services

Mains electricity, water and drainage. Oil fired central heating.



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, together with a GP medical centre, veterinary practice, parish church and busy village hall. There is a primary school in the village (OFSTED "Good") and a bus service to the neighbouring East Worlington Primary School. There is also a regular bus service to South Molton and Tiverton, as well as Exeter and Barnstaple. Witheridge is also known as the gateway to the two moors, lying midway between Dartmoor and Exmoor.

Office Hours

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

Agents Note

Agents Note: The vendors have advised that there is an area of ground to the front of the property which has been historically used for parking, please speak to the branch for further details.



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welcome to

West Street, Witheridge Tiverton

- Grade II Character Cottage, Two Double Bedrooms
- Kitchen/Dining Room
- Cosy Lounge
- Parking Available
- Council Tax Band B

Tenure: Freehold EPC Rating: D

£230,000



Ground Floor



First Floor



Outbuilding

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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Property Ref:
TVT105140 - 0004

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