



Willow Rise, Witheridge Tiverton EX16 8FD

welcome to

Willow Rise, Witheridge Tiverton

Call Fox & Sons today to arrange your viewing slot on this fabulous, detached family home located in a quiet position in this popular village. In brief this property offers four bedrooms, two bathrooms, a good size lounge & sociable Kitchen/Diner. Garage & Off Road Parking and Rear Enclosed Garden.

Description

Nestled in the picturesque village of Witheridge is, this immaculate four-bedroom detached family home epitomises modern living with its sleek design and exceptional presentation.

Upon opening the front door, you are greeted by the entrance hall, there is a large front-to-back kitchen which features dual-aspect windows, allowing natural light to cascade into this space. This well-appointed kitchen offers ample room for culinary creativity, complemented by contemporary finishes and high-quality appliances, making it the perfect hub for family gatherings.

The spacious lounge provides a cozy yet expansive area with doors opening out to the rear garden. Upstairs, this home features four generous bedrooms, each designed with comfort in mind. The master bedroom benefits from its own stylish en-suite shower room, while the remaining bedrooms share a tastefully designed family bathroom, ensuring convenience for all.

Outside, the property is complemented by off-road parking and a garage, providing ample space for vehicles and storage. The rear gardens are enclosed, offering great space for entertaining.

Cloakroom

Double glazed window to rear, WC, wash hand basin, radiator.

Entrance Hall

Door to front. Stairs to first floor, doors to all rooms, radiator,

Lounge

11' 3" x 22' 6" Max (3.43m x 6.86m Max)

Double glazed window to front. Television and telephone points, two radiators, central heating controls, patio doors lead out to the rear garden.

Kitchen

12' 9" x 22' 5" (3.89m x 6.83m)

Double glazed windows to front. The kitchen has a range of wall and base units with work surfaces over, one and a half sink and drainer, double oven with gas hob and extractor fan, integrated dishwasher and fridge/freezer, space for a washing machine, space for dining table and chairs, carbon monoxide detector, side door to the driveway.





Landing

Stairs from ground floor. Doors to all rooms, access to loft, smoke alarm.

Bedroom One

11' 4" x 13' 4" Max (3.45m x 4.06m Max)
Double glazed window to front. Fitted wardrobes, television and telephone points, radiator.

En-Suite

Double glazed window to front. Wash hand basin, WC, Shower cubicle, part tiled, shaver point, extractor fan.

Bedroom Two

10' 2" x 13' 4" (3.10m x 4.06m)
Double glazed window to front. Built in wardrobes, airing cupboard, radiator.

Bedroom Three

11' 4" x 8' 10" Max (3.45m x 2.69m Max)
Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Four

8' 9" x 8' 10" Max (2.67m x 2.69m Max)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower over, part tiled, heated towel rail, shaver point, spotlights, extractor fan.

Loft Space

Insulated, not boarded.

Front Garden

Patio walkway to front door with lawn either side.

Rear Garden

The rear enclose garden has side access to the property, a patio area, lawn, outside tap and power points, space for bins behind the garage.

Garage

The garage has power and lighting.

Parking

Driveway parking for two vehicles.

Services

Mains electric, gas, water, and drainage

Council Tax Band D

Maintenance Fee

Ground maintenance fee of approx £250 per annum (tbc)

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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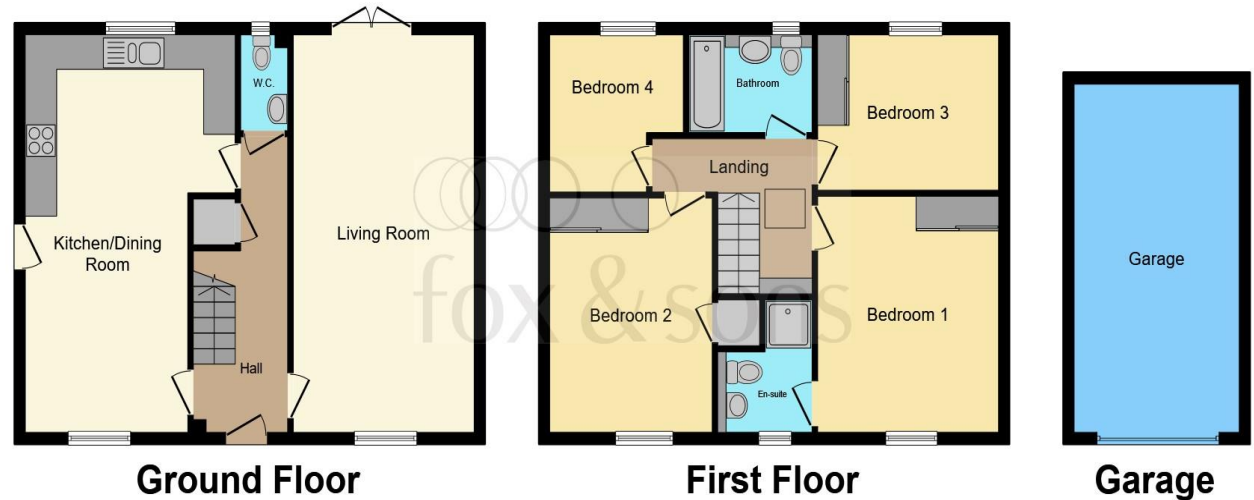
Willow Rise, Witheridge Tiverton

- Detached House
- Superb Kitchen/ Diner
- Large Lounge
- Ensuite Shower Room & Bathroom
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

guide price

£400,000



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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