



Cannington Road, Witheridge Tiverton EX16 8EZ



welcome to

Cannington Road, Witheridge Tiverton

A fine example of a three double bedroom family home located in the village of Witheridge. Extremely well presented throughout, this property offers a delightful lounge/diner, modern kitchen & utility room. Family Bathroom, Front & Rear Gardens. Garage & Off Road Parking. Viewing advised.

Description

Welcome to your perfect family home in the heart of the thriving Mid Devon village of Witheridge. This spacious and beautifully maintained three bedroom home offers the ideal blend of comfort, style, and modern living. As you enter, you'll find a well-designed ground floor featuring a bright and airy dual aspect lounge with plenty of space to have a dining area too, perfect for family gatherings. The French doors seamlessly connect the indoors to the level garden, inviting plenty of natural light. An under stairs cupboard provides convenient storage solutions to keep your living space clutter-free. The well-equipped kitchen/breakfast room is a delight for any home chef, boasting elegant cream base and wall units, a built-in oven, dishwasher, fridge/freezer, and an electric hob. It's the perfect spot for morning coffee or family meals. Adjacent to the kitchen, the handy utility room offers plumbing for a washing machine, additional cabinetry, and a back door leading straight to the garden for effortless outdoor access. A cloakroom completes the convenient ground floor layout.

Venture upstairs to discover three generously sized double bedrooms, each thoughtfully equipped with built-in wardrobes, ensuring plenty of storage for all your family's needs. The contemporary bathroom features a spacious walk-in shower, adding a touch of luxury to your daily routine.

Step outside to enjoy the good-sized, level garden-a delightful space for children and pets to play. The patio area is perfect for alfresco dining during those warm Devon evenings, while the meticulously landscaped borders, adorned with colourful shrubs and flowering plants, create a peaceful retreat. Access to the garage is also provided from the garden, adding further practicality. At the front of the property, a small garden area complements the home's curb appeal, with a driveway off to the side offering ample off-street parking and easy access to the garage.

Situated in the sought-after village of Witheridge, you are within easy reach of local amenities, including a welcoming pub, a convenience store, and a post office, making this location as convenient as it is charming.

This delightful family home is offered with a freehold tenure and benefits from mains electricity, water, and drainage, alongside oil-fired central heating for those cozy Devon winters. Don't miss the opportunity to make this lovely property your new family home in Witheridge!

Entrance Hall

UPVC door to front opening into the hallway. Stairs to the first floor,

Lounge

21' 2" Max x 14' 8" (6.45m Max x 4.47m)

Double glazed window to front. Under stairs cupboard, two radiators, patio doors to the rear garden.

Kitchen

13' 3" x 9' 10" (4.04m x 3.00m)

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer with tiled splash back. Bosch electric oven with induction hob and extractor hood, integrated fridge/freezer, space for table and chairs, spotlights, radiator.





Utility Room

7' 3" x 5' 3" (2.21m x 1.60m)

Door leading out to the garden. Wall and base units, door to cloakroom.

Cloakroom

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

Landing

Stairs from ground floor. loft hatch, doors to all rooms and radiator.

Bedroom One

14' x 9' 7" (4.27m x 2.92m)

Double glazed window to front. Built in wardrobes, radiator.

Bedroom Two

12' 9" x 11' 2" (3.89m x 3.40m)

Double glazed window to front. Built in wardrobes, radiator.

Bedroom Three

11' 1" x 11' 5" (3.38m x 3.48m)

Double glazed window to rear. Built in wardrobe, radiator.

Shower Room

Double glazed window to rear. Wash hand basin, WC, walk in shower, heated towel rail, vanity unit, built in cupboard, part tiled, extractor fan.

Loft Space

The loft is insulated with a ladder and lighting.



Rear Garden

The low maintenance rear garden has an area of artificial grass and a patio.

Garage

Up and over door, power, and lighting.

Services

Mains electric, water and drainage.

Oil for the central heating and hot water

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

Saturday- 9am- 4pm

Sundays - Closed



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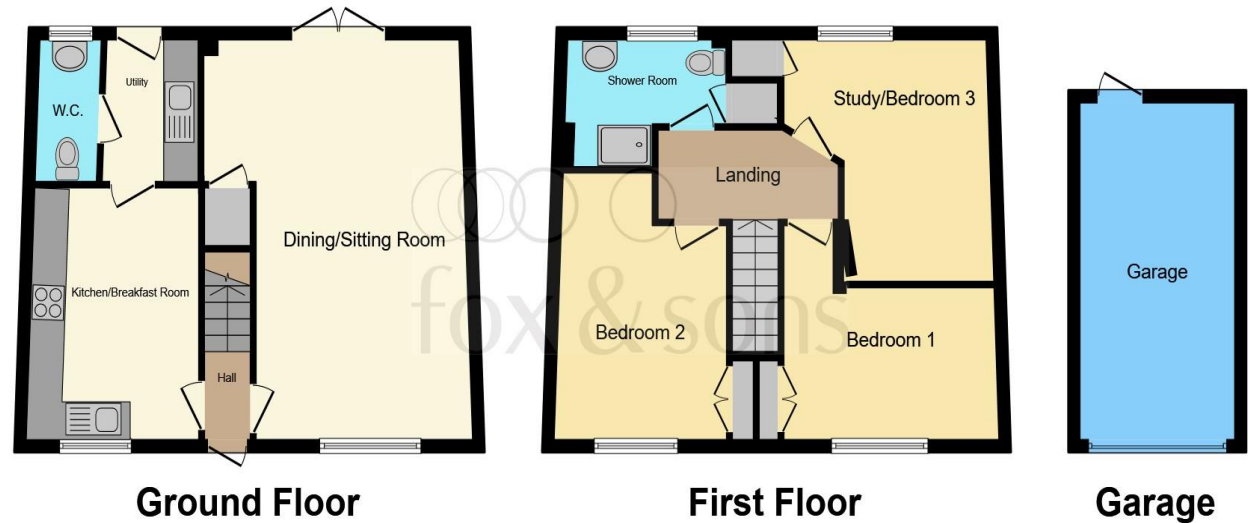
Cannington Road, Witheridge Tiverton

- Mid Terrace Three Bedroom Home
- Modern Kitchen & Breakfast Room
- Spacious Lounge/ Diner
- Front & Rear Gardens
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£260,000



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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TVT105345 - 0003

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