



Venn Bridge House Drayford Lane, Witheridge Tiverton EX16 8PR

welcome to

Venn Bridge House Drayford Lane, Witheridge Tiverton

Detached three double bedroom home located close to the village centre overlooking fields. With two en suites, a family bathroom & cloakroom. Modern kitchen/diner & spacious lounge. Private, low-maintenance garden, ample parking, and a large garage. Book your viewing today!

Description

Viewing is highly advised of this charming, detached family home located in a pretty village. This home enjoys views over surrounding fields. This individual property offers spacious and versatile accommodation, ideal for modern family living.

Inside, the ground floor boasts a generous triple aspect sitting room with a fireplace with log burning stove. A modern fitted kitchen which opens into a bright and airy dining area, creating an ideal space for entertaining. The formal entrance hall leads to all rooms and stairs to the first floor. A porch/boot room and a cloakroom complete the ground floor. The cloakroom has been designed to accommodate a shower if desired.

Upstairs, a galleried landing provides a flexible space currently used as a reading nook or work-from-home area. The principal bedroom features built-in wardrobes along one wall and a spacious en-suite bathroom. Bedroom two also enjoys the convenience of an en-suite shower room, while bedroom three is served by a well-appointed family bathroom.

Outside, double gates open onto a generous parking area with space for several vehicles, enclosed by a combination of fencing and wall for added privacy. The garden is mainly laid to lawn, with a patio seating area and gazebo, and space to grow vegetables. The garden over looks farmland where there are occasional sheep and farm grazing. The garage benefits from an up-and-over door, power, and lighting, availability for phase three supply if required.

Entrance Hall

Double glazed window to side. Under stairs cupboard, stairs to first floor, radiator, door to kitchen/diner.

Cloakroom

Double glazed window to front. Wash hand basin with cupboard, WC, part tiled, radiator, extractor fan, shaver point, spotlights. There is a shower cubicle, currently with no shower, the plumbing is there for a shower to be connected.

Lounge

21' x 12' 8" (6.40m x 3.86m)

Double glazed window to front and side. Multi fuel burner, television and telephone points, three radiators, patio doors to rear.

Kitchen

12' 11" x 9' 10" (3.94m x 3.00m)

Double glazed windows to side and rear. The kitchen has a range of wall and base units, one and a half bowl sink and drainer, island with cupboard and breakfast bar, induction hob with extractor fan, electric oven, integrated fridge/freezer, dish washer and washing machine, television and telephone points, USB points, spotlights.

Dining Room

10' 11" x 9' 8" (3.33m x 2.95m)

Double glazed window to rear. Door to lounge, archway to kitchen, telephone point, radiator and door to hall.

Porch/Boot Room

Double glazed window to side, double glazed door to the side. Cupboard housing the boiler, part tiled, doors to kitchen/diner and cloakroom.





Landing

Double glazed window to side. Stairs from ground floor, airing cupboard, radiator, doors to all rooms, loft hatch with pull down ladder. Great space, ideal to be used as a reading nook or work-from-home area.

Bedroom One

12' 11" x 10' 10" Max (3.94m x 3.30m Max)

Double glazed window to side. Built in wardrobes, television and telephone points, small radiator in built in wardrobe plus a radiator in the room.

En-Suite

Double glazed window to side. Wash hand basin, WC, bath with separate shower, part tiled, shaver point, heater, radiator, spotlights.

Bedroom Two

12' 9" Maz x 11' 5" (3.89m Maz x 3.48m)

Double glazed window to side. Television point, radiator.

En-Suite

Double glazed window to side. Wash hand basin with cupboard, WC, shower, part tiled, radiator, spotlights.

Bedroom Three

12' 8" x 9' 1" (3.86m x 2.77m)

Double glazed window to side. Television point. Radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC, bath with shower attached, shaver points, radiator, extractor fan.

Loft

Double glazed window to side. The loft is insulated, part board, power, and ladder.

Front Garden

The garden wraps itself around the whole house, side gates either side to access the rear garden. Shed on driveway houses the oil tank.

Rear Garden

To the rear of the property the garden is laid to lawn with raised wall with shrubs, trees, gazebo and patio areas either side of the house, pond and outside tap.

Garage

The garage has power and lighting, The loft space has standing storage area in loft cavity.

Parking

Driveway parking.

Services

Mains electric, water and drainage.
Oil tank

Council Tax Band D

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, 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- 5.30pm
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welcome to

Venn Bridge House Drayford Lane, Witheridge Tiverton

- Detached Family Home, Three Double Bedrooms
- Triple Aspect Lounge with Fireplace
- Sociable Kitchen/Diner
- Large Porch/ Boot Room
- Cloakroom, Two En suites & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£450,000



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