



Fore Street, Witheridge Tiverton EX16 8AH

fox & sons

welcome to

Fore Street, Witheridge Tiverton

A beautifully presented two double bedroom home in the heart of Witheridge village, featuring a new kitchen, electric central heating system, and spacious gardens with potential to extend (STPP).NO ONWARD CHAIN.

Description

This spacious and stylish two double bedroom home is located in the charming village of Witheridge and is offered to the market with no onward chain. This property has been thoughtfully updated throughout and is ready to move into. With a new electric central heating system installed in 2023. As well as new carpets fitted, a new kitchen.

Set back from the road, the home is approached via a delightful garden path through a large front garden, which could be adapted into a driveway (subject to planning). Inside, the property has two reception rooms. There is a welcoming lounge with a feature brick fireplace, a generous dining room with built-in storage, and a bright, modern kitchen overlooking the rear garden. A downstairs WC and understairs storage add further practicality.

Upstairs, two spacious double bedrooms, with the main bedroom offering a versatile built-in cupboard ideal for a dressing area or walk-in wardrobe. The family shower room is sleek and functional, with a walk-in shower and modern fittings.

The large rear garden is perfect for outdoor entertaining, with a raised patio area and a generous lawn offering potential for further landscaping or even extension (subject to planning permission).

Entrance Hall

Door to front, door into lounge and dining room.

Cloakroom

Double glazed window to side, WC.

Lounge

11' x 10' 3" (3.35m x 3.12m)

Double glazed window to front and side. Radiator.

Kitchen

15' 7" x 7' 10" (4.75m x 2.39m)

Three double glazed windows to rear. The kitchen is equipped with a range of base units with worktop over. One bowl stainless steel sink, partially tiled, radiator. Space for cooker, washing machine and fridge/ freezer.



Dining Room

14' 7" Max x 13' 2" Max (4.45m Max x 4.01m Max)

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



Landing

Double glazed window to side. Doors to all rooms, radiator and loft hatch.



Bedroom One

15' 8" Max x 9' 11" Max (4.78m Max x 3.02m Max)
Double glazed window to front. Built in wardrobes.
Radiator.

Bedroom Two

11' 2" x 9' 7" (3.40m x 2.92m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to side. Wash hand basin,
WC, walk in shower, partially tiled. Airing cupboard
housing the central heating boiler.

Front Garden

The front garden is mainly to lawn with mature
shrubs.

Rear Garden

The rear garden is laid to lawn with a patio area.
Pear, apple and plum trees. Hen house.

Services

Mains electric, water and drainage.



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.



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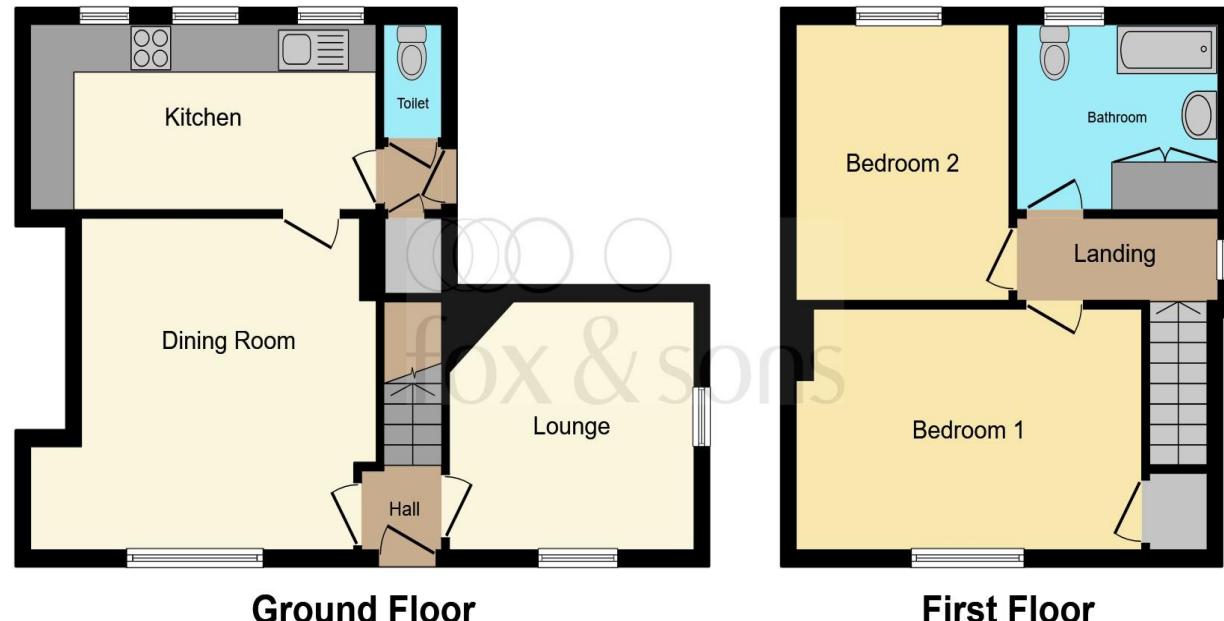
- Two Bedroom End of Terrace Home
- Spacious Kitchen
- Two Reception Rooms
- Cloakroom
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£230,000



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TVT105551 - 0005

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