



**Butts Close, Witheridge Tiverton EX16 8AJ**

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## Butts Close, Witheridge Tiverton

Viewings are advised of this superb home. Featuring a generous lounge and modern kitchen/.diner. There is a driveway leading to an impressive integral garage—perfect for storage or a home business. There is also a conservatory, utility room, and a level rear garden.

### Description

Call Fox & Sons to view this superb home located in the village of Witheridge, offering spacious accommodation throughout. On approaching the property is a driveway providing off road parking and a walled front garden. A porch leads into the a hallway with access to all rooms. To the front is a spacious sitting room with a bay window, to the rear is open plan Kitchen/diner which is well presented. Completing the ground floor is a utility room, cloakroom and a conservatory. There is a integral garage/storage area. Upstairs there are two double bedrooms and a modern bathroom. To the rear of the property is an enclosed garden which is predominately laid to lawn.

### Entrance Porch

Door to hallway.

### Entrance Hall

Doors to kitchen and lounge. Stairs up to first floor.

### Cloakroom

Single glazed window to rear. WC, wash hand basin, partially tiled.

### Lounge

14' 10" Max x 11' 4" Plus Bay Window ( 4.52m Max x 3.45m Plus Bay Window )

Double glazed bay window to front. Woodburner, radiator, TV point.

### Kitchen

11' 3" Max x 14' 10" Max ( 3.43m Max x 4.52m Max )

Single glazed window to rear. The kitchen has a range of wall and base units with work surface over and partially tiled. Double eye level oven, induction hob, extractor fan, one bowl sink with drainer. Integrated dishwasher and space for fridge/ freezer. Radiator, cupboard housing central heating boiler. Door to conservatory.

### Conservatory

12' Max x 18' 6" Max ( 3.66m Max x 5.64m Max )

Single glazed windows to front and rear. Two doors to rear garden. Power and light.

### Utility Room

9' 5" Max x 6' 10" Max ( 2.87m Max x 2.08m Max )

Door to garage. Base units with one stainless steel sink with drainer. Space for washing machine and tumble dryer.





**Landing**  
Doors to all rooms. Loft hatch.

**Bedroom One**  
14' 10" Max x 11' 5" Max ( 4.52m Max x 3.48m Max )  
Double glazed window to front. Built in wardrobe, radiator.

**Bedroom Two**  
12' 6" Max x 9' 10" Plus Door Recess ( 3.81m Max x 3.00m Plus Door Recess )  
Two double glazed windows to rear. Radiator.

**Bathroom**  
Double glazed window to rear. WC, wash hand basin with cabinet, heated towel rail, bath with shower over, partially tiled, extractor fan, shaver points, spotlights.

**Front Garden**  
Patio area. Shrubs boarder.

**Rear Garden**  
The rear enclosed garden is laid to lawn with a patio area.

**Driveway**

**Garage**  
23' 1" Max x 12' 7" Max ( 7.04m Max x 3.84m Max )  
Power & light.



**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- 5:30pm  
Saturday- 9am- 2pm  
Sundays - Closed



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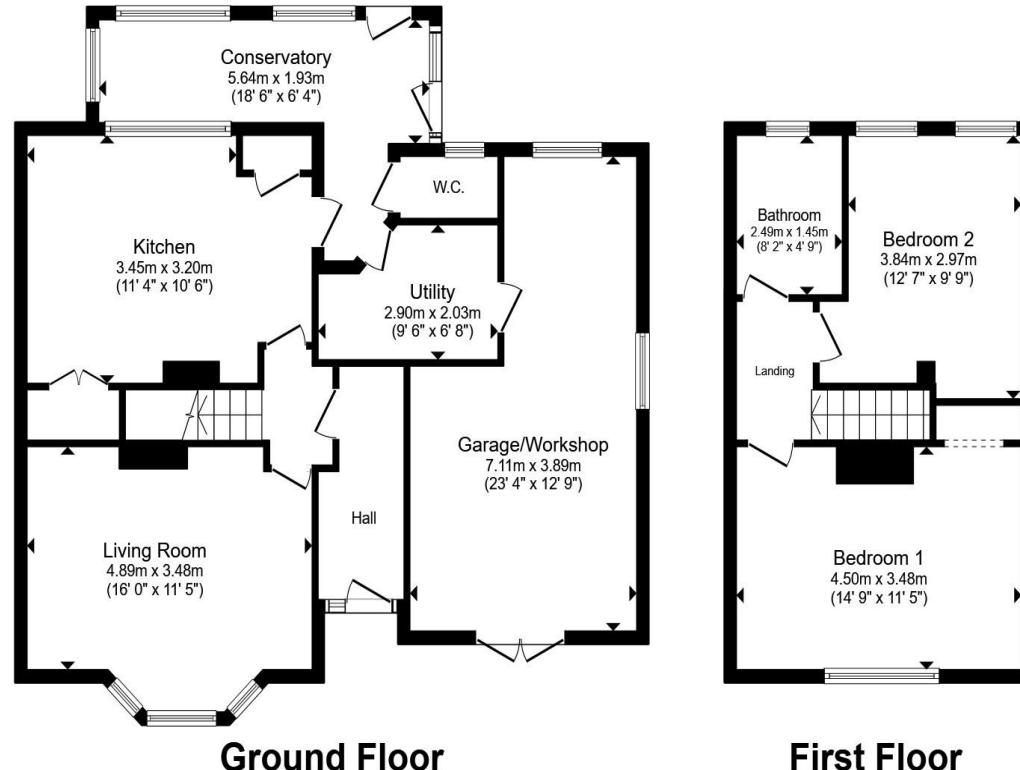
- End of Terrace Two Bedroom Home
- Kitchen/Diner
- Spacious Lounge
- Utility Room, WC & Conservatory
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

**£230,000**



Total floor area 134.0 m<sup>2</sup> (1,442 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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