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19 Wiriga Way

19 Wiriga Way, Witheridge, Tiverton, Devon, EX16 8EQ



Tiverton 10 miles, M5(J27)/Tiverton  
Parkway Station 18 miles, Exeter: 19 Miles

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An attractive detached  
bungalow on a spacious plot  
with a self-contained annexe.

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- Popular Village Location
- Three Bedrooms
- Self-Contained Annexe
- Large Level Garden
- Level Walk To Amenities
- Excellent Parking
- Conservatory
- Income Potential
- Council Tax Band C
- Freehold

Offers In Excess Of  
£375,000

### SITUATION

The property is conveniently situated in the popular and much sought after village of Witheridge. It is within a short walk of the nearby amenities including newsagents, post office/general store, doctors surgery and primary school. The village itself has a thriving local community boasting two public houses. Witheridge is equidistant from both South Molton and Tiverton approximately 10 miles respectively. There is a regular bus service to Barnstaple, Tiverton and Exeter.

The market town of Tiverton boasts a wider range of amenities with both private and state schooling and shops catering for a variety of needs. From Tiverton, access to the M5 at Junction 27 is approximately 7 miles, alongside which lies Tiverton Parkway Station with an intercity link to London Paddington of approximately 130 minutes.

### DESCRIPTION

19 Wiriga Way is an attractive detached bungalow on a large level plot with a private south facing rear garden. The property benefits from a self-contained one bedroom annexe.

### ACCOMMODATION

The entrance hall gives access to the large living room, with a multi-fuel burner and views over the front garden. The kitchen benefits from a range of wall and base units, a double oven, hob and space for a washing machine. A door leads from the kitchen into the conservatory, which is double glazed and has doors out to the front and rear gardens.

The master bedroom is to the front of the property and overlooks the front garden. Bedroom two is also a double room and benefits from built in wardrobes. There is a further single bedroom to the rear of the property. The bathroom has a bath with electric shower over and there is a separate

WC.

Converted from the original double garage, the annexe has separate access from the driveway. The galley kitchen benefits from an electric oven, hob, and space for a dishwasher, washing machine and fridge freezer. There is also a useful storage area. The reception room overlooks the front garden and leads into the bedroom, with an en suite bathroom and double doors opening onto the rear garden. This space provides an excellent opportunity to provide a rental income or to allow for multi generational living. Alternatively, it could be incorporated into the main house.

### OUTSIDE

The large driveway to the front of the property provides plenty of parking space. The front garden is mainly laid to lawn, with a patio area and an array of mature plants and shrubs. A gate to the side of the property gives access to the private rear garden. Steps lead from the paved patio area to the large area of level lawn. There is also a useful garden shed.

### SERVICES

Mains water, electricity and drainage.

### VIEWINGS

Strictly by appointment only via the agent.

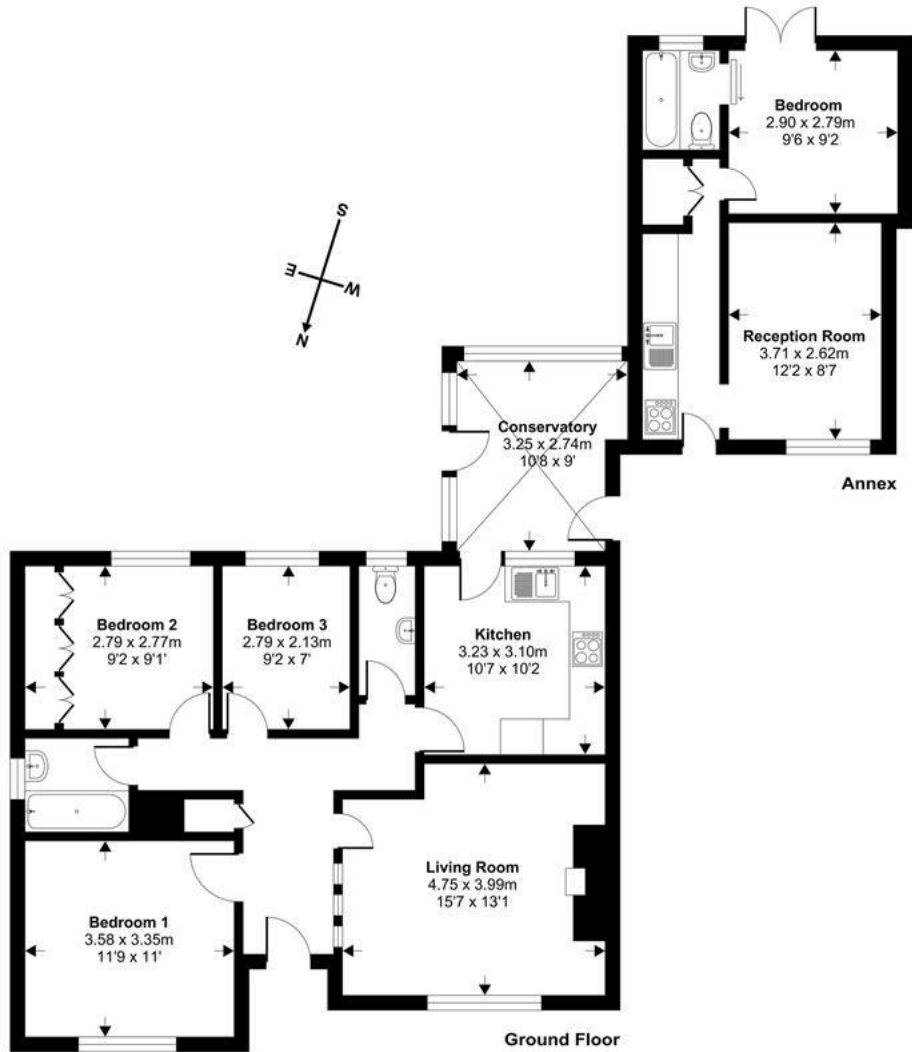
### DIRECTIONS

From Tiverton take the B3137 to Witheridge. As you come into the village take the turning on the left into Chapple Road, just before the village centre, take the first right, then second left into Wiriga Way, where the property will be found on the left hand side.



Approximate Area = 1200 sq ft / 111.5 sq m (includes annex)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 621969

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Energy Efficiency Rating		Current	Potential
(92-100) A			83
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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