



23 Broomhouse Park



Tiverton: 10 miles. South Molton: 10 Miles.
Exeter: 20 miles

Superbly presented three bedroom family home in the heart of Witheridge.

- Semi-detached
- Three bedrooms
- Two bathrooms
- Enclosed rear garden
- Excellent amenities & Transport links
- Off-road parking
- Garage
- Village location
- Council Tax Band B
- Freehold

Guide Price £250,000

SITUATION

The property is conveniently situated in the popular village of Witheridge. It is within a short walk of the nearby amenities including newsagents, post office/general store, doctors surgery, vets and primary school. The village itself has a thriving local community. Witheridge is equidistant from both market towns of South Molton and Tiverton approximately 10 miles respectively.

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

23 Broomhouse Park is a well-presented family home located in a quiet residential area, within walking distance of village amenities and facilities. Benefitting from three bedrooms, two bathrooms, enclosed rear garden, garage and off-road parking,

ACCOMMODATION

The entrance hallway welcomes you into the property, and provides access to all ground floor rooms. The kitchen sits to the front of the property, offering wall and base units with integrated double oven, fridge, electric hob with extractor fan over, and space for further appliances. The 'L-Shaped' sitting/ dining room lies to the rear of the property benefitting from views and a patio door to the rear garden. This spacious dual purpose room offers ample room for both a table and chairs, as well as sofas, to enjoy day to day life. A downstairs cloakroom comprising of wash basin and WC can be found off the entrance hallway.

A turning staircase leads to the first floor landing. The master bedroom sits to the front of the property and benefits from an en suite comprising of shower, wash basin and WC. Bedroom two is a good sized double with a rear aspect, whilst bedroom three, also with a rear aspect, offers flexibility as a single

bedroom or office space. The family bathroom features a corner shower, wash basin and WC. Two additional storage closets can also be found on the landing.

OUTSIDE

To the front of the property is an area of lawn and paved path leading to the front door with mature plants and shrubs.

The enclosed rear garden is majority hardstanding with a small area of lawn, ideal for a low-maintenance lifestyle. A handful of raised beds offer the opportunity for those who are green fingered to still enjoy the space on offer. To the rear of the garden sits a charming summerhouse.

Attached to the southern side of the property is a single garage with up-over door and pedestrian access to the rear with steps leading to the garden. The brick paved driveway to the front of the garage provides off-road parking for one vehicle.

SERVICES

Mains electricity, water and drainage. Oil Fired central heating.
Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps. Superfast: Download 71Mbps, Upload 16Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited)- O2 & Vodafone. External - EE, Three, O2 & Vodafone
Local Authority: North Devon District Council.

VIEWINGS

Strictly through the agents please.

DIRECTIONS

From Tiverton, take the B3137 and continue through both Witleigh and Nomansland. Upon entering Witheridge, continue down the hill passing the sports ground, fire station and pre-school on the right and take the next left on to Chapple Road. Proceed approximately 200 yards and turn right onto Brooke Road. Continue on this road, taking the third left onto Broomhouse Park. Follow the road round to the right and the property can be found on the right-hand side.

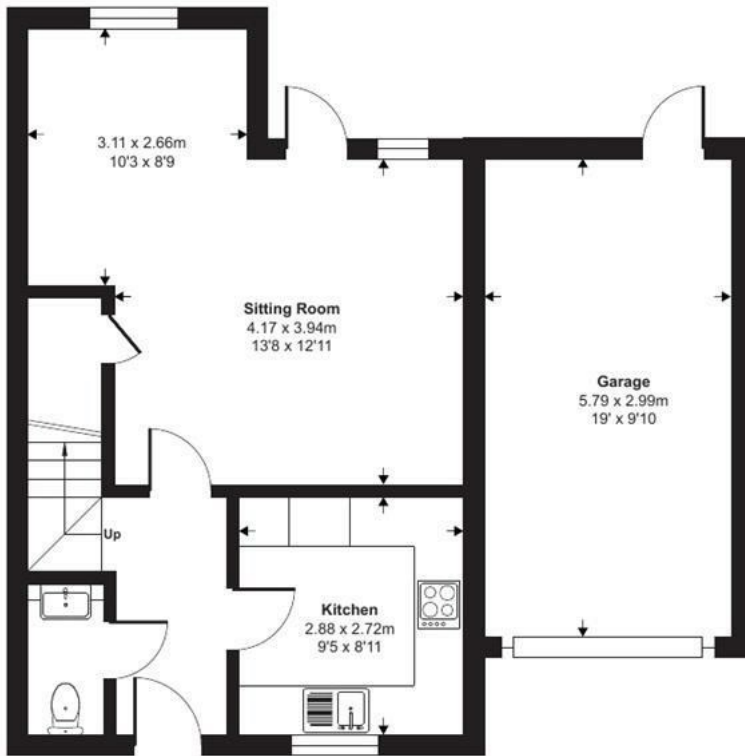
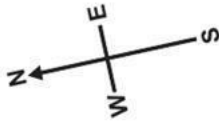


Approximate Area = 882 sq ft / 81.9 sq m

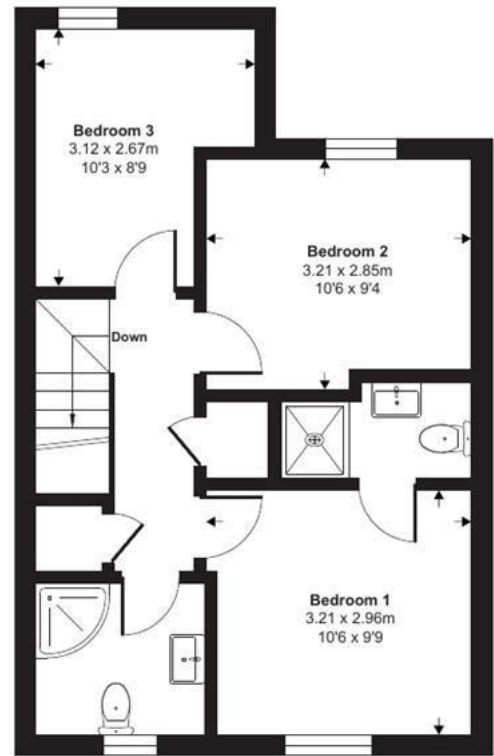
Garage = 186 sq ft / 17.2 sq m

Total = 1068 sq ft / 99.1 sq m

For identification only - Not to scale



Ground Floor

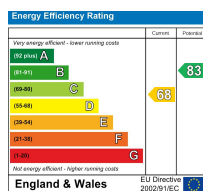


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1175644

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