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5 Broomhouse Park

5, Broomhouse Park, Witheridge, Tiverton, EX16 8HB



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

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A wonderful family home offering three bedrooms, lawned garden and off road parking, set within a welcoming village and community.

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- Three Bedroom Family Home
- Open Plan Living-Dining Room
- Master Bedroom with Ensuite
- Garden Room
- Lawned Garden with Patio
- Off Road Parking and Garage
- Close to Amenities
- Excellent Transport Links
- Council Tax Band B
- Freehold

Guide Price £235,000

### 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

Located in the highly sought-after village of Witheridge, this three-bedroom semi-detached home is positioned in a residential area less than a quarter of a mile from a wide range of village amenities and excellent transport links.

### ACCOMMODATION

5 Broomhouse Park is well presented, with the kitchen to the front of the house, which is well fitted with a range of white base and wall units, electric hob, electric oven and space for a fridge/freezer. The sitting room is the hub of the house providing space for dining as well as comfortable seating. Beyond the sitting room is the conservatory with patio doors that lead to the rear garden.

On the first floor there are two double bedrooms with the master benefitting from an ensuite shower room. The third bedroom is a single room although has ample space for an office. The family bathroom comprises of a bath, WC and basin.

### OUTSIDE

To the rear of the property is an enclosed patio area ideal for alfresco dining, as well as a lawn and raised beds. The rear garden also provides side access to the garage and a gate which takes you to the front of the property, the driveway provides parking for one car.

### SERVICES

Mains drainage, water and electricity. Oil fired central heating. New oil tank and boiler were installed in 2021.

Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps. Superfast: Download 75Mbps, Upload 18Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodaphone (Limited). External - EE, Three, O2 & Vodaphone

Local Authority: North Devon District Council.

### VIEWINGS

Strictly through the agents please.

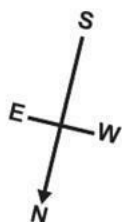
### DIRECTIONS

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 and the property can be found on the left-hand side.

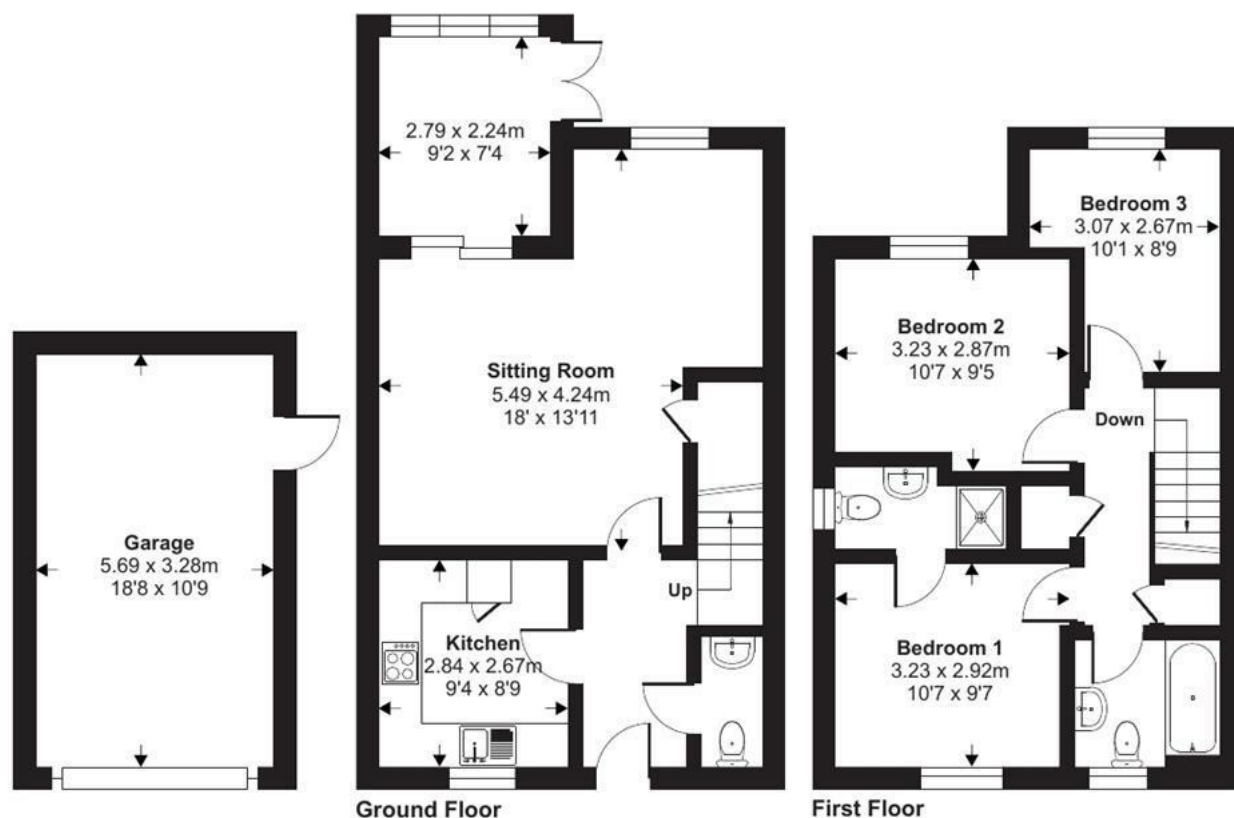






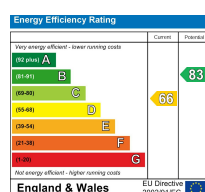


Approximate Area = 962 sq ft / 89.3 sq m  
 Garage = 200 sq ft / 18.5 sq m  
 Total = 1162 sq ft / 108 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1221784

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