



31 Cannington Road



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Witheridge, Tiverton, EX16 8EZ

Tiverton 10 miles | South Molton 10 Miles | Exeter 20 miles

A well-presented, three-bedroom, mid-terrace property offering an enclosed rear garden, off-road parking and garage, located within the village of Witheridge.

- Mid-Terrace Family Home
- Spacious Sitting Room
- Separate Utility & WC
- Off-Road Parking & Garage
- Village location with Excellent Amenities
- Three Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B
- Freehold

Guide Price £250,000

DESCRIPTION

31 Cannington Road comprises of a well-proportioned modern kitchen with fitted units, and integrated appliances. Beyond lies the utility with separate WC and external access to the rear. The dual aspect, full depth sitting room lies on the eastern side of the property and enjoys double doors leading out to the rear. Stairs rise from the entrance hall giving access to three well-proportioned bedrooms with built in storage, as well as the family bathroom offering a walk-in shower unit, heated towel rail, vanity unit with inset wash basin, and WC. The enclosed rear garden is mainly laid to artificial lawn, with cottage boarders offering an abundance of colours, as well as a paved patio. The single garage and off-road parking sits 15 yards from the property, at the end of the terrace. A pedestrian walkway links the rear of the garage to the garden.

Witheridge offers a strong community and a wealth of amenities, not limited to; grocery shops, post office, pub, doctor's surgery, veterinary surgery, primary school, fire station and French restaurant. West Middlewick farm shop and cafe is also within 1 mile of the village. Equidistant, Tiverton and South Molton, 10 miles, offer a wider range of amenities, whilst beyond Tiverton, alongside the M5 J27, lies Tiverton Parkway Train Station, where fast links are available to London Paddington.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Ofcom predicted broadband services – Standard & Superfast broadband available.

Ofcom predicted mobile coverage: Internal (Variable) – O2 & Vodafone. External (Variable) - EE, Three, O2 & Vodafone.

Local Authority: Mid Devon Council.

DIRECTIONS

From Tiverton, take the B3137 for 9.5 miles. 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 left onto Cannington Road. After 50 yards the property can be found on the right-hand side.





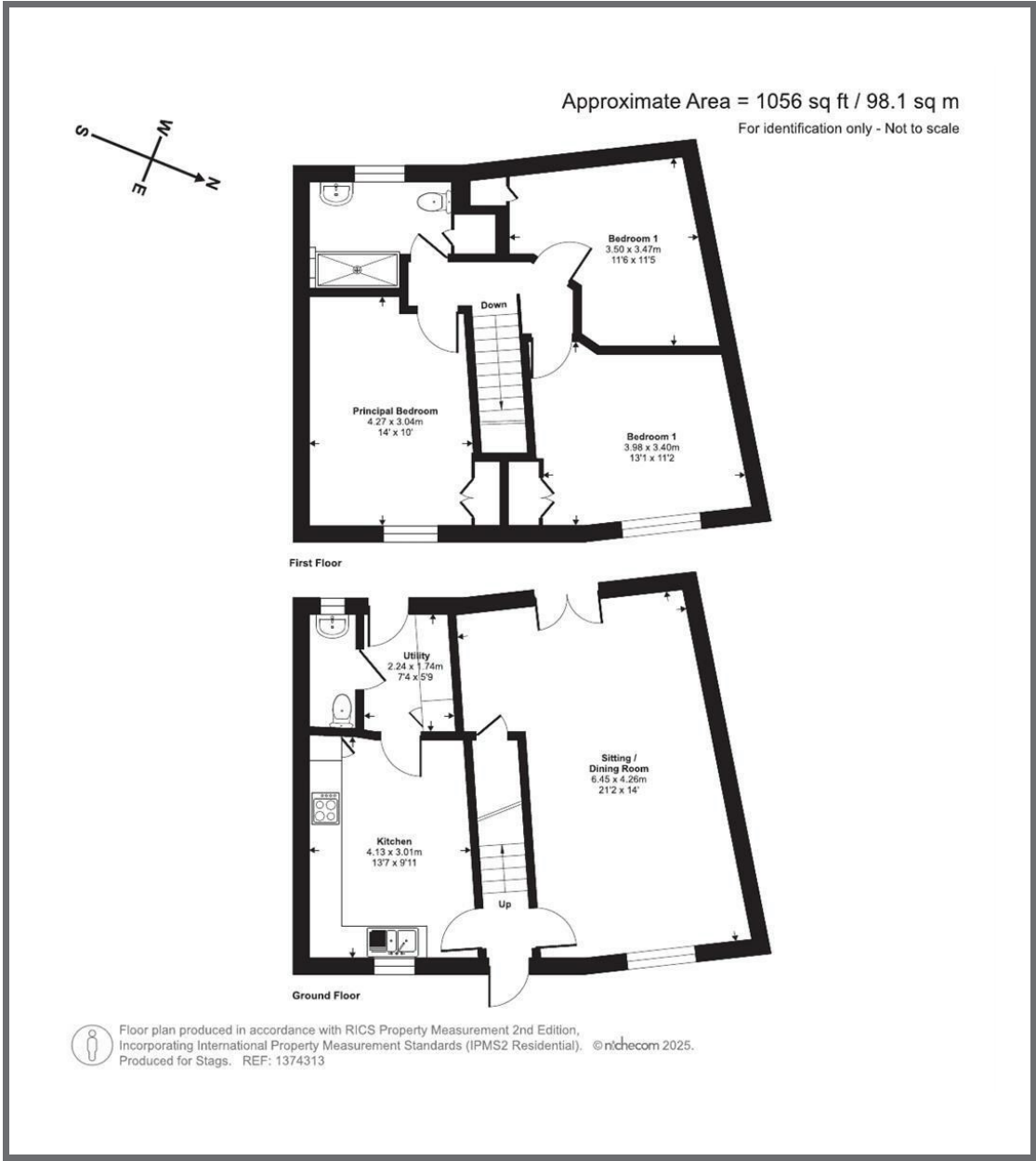
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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