



Engine Park, 1 Rackford Road, Witheridge, EX16 8AQ

Freehold Council Tax Band:B

Asking Price £350,000

This TWO double bedroom detached bungalow was extended and extensively refurbished in 2016 to create a fantastic bungalow situated just off the centre of this popular Mid Devon village.

Set back in secluded grounds off a quiet lane, this property benefits from parking for 2-3 cars, private front and rear gardens with far reaching views to the rear of the property over rolling countryside.

The property was extended from the original woolaway bungalow (mortgages available) to create the spacious living room and also the utility room off of the kitchen. The original part of the bungalow has been insulated and clad with timber, giving the property a modern contemporary look whilst inside the property was rewired and had a new fully integrated kitchen and modern white bathroom suite installed. In 2023 the property had Solar Panels fitted which are owned by the property and get a rebate from the government.

A path leads along the front of the property to the entrance vestibule and continues around the property. The front private garden has been landscaped to include two seating areas and the beds and borders house a profusion of plants and shrubs. To the side of the property there is a timber workshop and brick built store. To the rear of the property benefits from a gravelled seating area along the rear of the property where you can relax to take in the fantastic countryside views.

The local amenities of Witheridge are close at hand and include a sub-post office/store, newsagent, church, 2 inns, veterinary clinic, doctor and primary school. The two market towns of Tiverton and South Molton are about 11 miles equi-distant, each benefiting from a wide range of shopping and recreational facilities, etc. The north Devon link road is about 3 - 4 miles distant and provides speedy links to north Devon and Somerset coastal resorts and junction 27 of the M5 motorway with its adjoining main line railway station.



Hallway

This light and bright hallway leads through the property with wood effect vinyl flooring and modern electric storage heater (Dimplex Quantum the world's most advanced, high heat retention storage heater which are fitted throughout the property). Doors off to:

Master Bedroom

14'2" max x 11'2" max

This L shaped room was formerly the living room and as such benefits from a large window overlooking the front private garden and patio area. Modern electric storage heater.

Bedroom Two

12'8" x 9'0"

With large window overlooking the front garden. Modern panel heater.

Kitchen

12'10" x 8'9"

This modern kitchen benefits from a range of cream base units

comprising of cupboards and drawers with worktop over. Single drainer grey composite sink, Integrated appliances to include electric hob with extractor fan over, double oven and grill, washer/dryer, dishwasher and fridge/freezer. Pull out larder cupboard and wall mounted matching units. An electric plinth heater. Window to the rear elevation overlooking the rear garden and countryside beyond. Door leading into

Utility / Boot Room

12'3" x 6'9"

Door giving access to the front garden.

Dining Room

11'5" x 9'4"

This spacious room is large enough to easily accommodate a 6 seater dining table. Window to the rear elevation. Modern storage heater. Door leading into:

Living Room

18'11" x 12'10"

This bright dual aspect

room benefits from a window to the front elevation and patio doors leading out to the rear garden with uninterrupted views across fields to Exmoor in the distance. Modern storage heater.

Bathroom

7'3" x 5'5"

Modern white suite comprising bath with electric shower over, pedestal wash basin and low level WC. Electric heated towel rail and obscure glazed window to the rear elevation.

Outside

To the front of the property there is a driveway providing parking for TWO cars leading to the large wooden storage shed, courtesy gates leading to the side and front access. The front garden has been made low maintenance and laid to gravel and is well planted with a profusion of mature shrubs creating a secluded area to sit and enjoy the peace and quiet.



To the rear of the property, the garden has been laid to shingle and offers the perfect area to sit and enjoy the far reaching views over the countryside to Exmoor.

Please note

The original part of the property is of Woolaway construction. We have spoken to mortgage advisors who have confirmed that there are mortgages available for Woolaway construction properties.

what3words

nerves.excavate.slows

Services

Mains electric, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose

to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		73	(92 plus) A		66
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	57		(55-68) D		
(39-54) E			(39-54) E	45	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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