



40 Butts Close, Tiverton, EX16 8AJ
£260,000 Freehold
Council Tax Band - B

A charming family home with spacious living areas and stunning gardens. This delightful property offers versatile living with character features throughout.

The welcoming hallway leads to a bright, dual aspect living room with a Villager wood burning stove set in a beautiful stone fireplace. The spacious kitchen breakfast room features a Belfast sink, integrated dishwasher and a striking oil fired Rayburn Royal along with a useful pantry and access to the rear porch and utility room. The accessible wet room is fully equipped with tiled walls, a walk-in shower, and modern fittings.

Upstairs, the first floor landing boasts views over the garden and countryside, leading to three well proportioned bedrooms. The main bedroom includes built in wardrobes and an ensuite cloakroom, while the second bedroom features rooftop views and additional storage.

Outside, the front garden is low maintenance, with a gravel path and driveway providing parking for up to four cars, leading to a double garage/workshop. The rear garden offers a lawn, vegetable beds and a metal storage shed, ideal for outdoor enthusiasts. This home combines charm, practicality and a peaceful setting, perfect for family living.

Witheridge is situated between the market towns of Tiverton and South Molton; it's a large village offering an excellent range of facilities including a primary school, doctors' surgery, veterinary practice, shops, hairdresser, award winning farm shop, tea rooms, two public houses, church and village hall. The village has a thriving community with sports and social clubs including football, cricket, fitness classes, bowling and art classes. An excellent bus service provides access to Tiverton and South Molton where further amenities can be found. The M5 and Tiverton Parkway mainline station can be accessed via the North Devon Link Road at Tiverton j27 offering links to Paddington London or Reading for the Elizabeth line or westbound to Exeter City airport and City Centre.

Entrance Hallway

Welcome to this charming and well proportioned property, offering versatile living spaces and a peaceful setting. Upon entering, you are greeted by a welcoming entrance hallway, complete with stairs to the first floor and access to the main living areas.

Lounge



A bright, dual aspect living room with windows to the front and rear, allowing for plenty of natural light. The centrepiece of this room is the stunning stone fireplace, featuring a Villager wood burning stove, perfect for cosy evenings. The room also includes a television point.

Kitchen/Diner

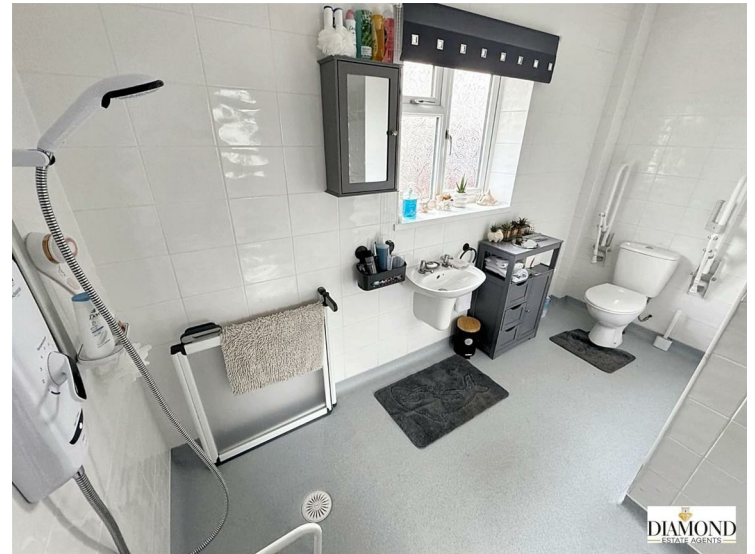


This well equipped kitchen boasts dual aspect windows and tiled flooring. It offers a range of base cupboards and drawers, worktops with an inset Belfast sink and mixer tap over along with a space for an electric cooker. An integrated dishwasher, matching wall mounted cupboards with glass shelving and a tiled splashback complete the setup. The focal point is the oil fired Rayburn Royal which provides heating for the hot water while adding a cosy charm. Doors lead to the rear porch and the Pantry which offers a practical storage space with shelving and a window to the rear aspect.

Rear Porch & Utility

The rear porch, with tiled flooring and a door to the garden, offers space for a washing machine and access to a loft hatch. The adjoining utility room features shelving and a side aspect window, with potential for use as a home office or study.

Wet Room

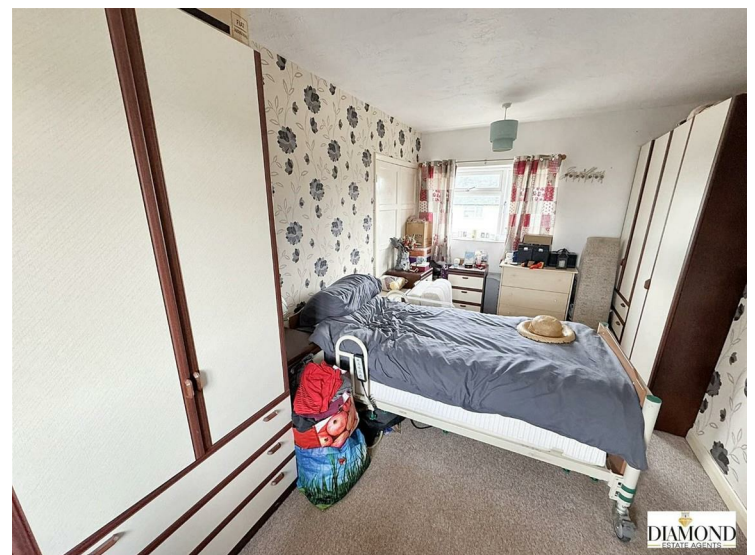


Designed for accessibility, the wet room is fitted with tiled walls, a Mira Advance Flex electric shower, a low level WC, a wall mounted wash hand basin, a heated towel rail and a fan heater.

First Floor Landing

The landing offers a window to the rear, providing lovely views of the garden and countryside, as well as access to the loft and all bedrooms.

Bedroom One



This spacious double bedroom benefits from dual aspect windows and built-in wardrobes with hanging rails and shelving. A door leads to a private

Cloakroom



Fitted with a low level WC, wash hand basin, tiled splashbacks, extractor fan and electric wall heater.

Bedroom Two



A good sized double bedroom with a front facing window offering rooftop views and featuring built in wardrobes with hanging space and shelving, a television point along with an airing cupboard housing the hot water tank.

Bedroom Three

Overlooking the rear garden, this versatile bedroom is ideal for a single room, nursery or study.

Outside



The front garden is low maintenance laid to gravel. Pathways lead to the front door and the driveway. The driveway offers parking for up to four vehicles and leads to a large double garage/workshop.

The rear garden is laid out with a lawn area, vegetable beds, and a metal storage shed. This outdoor space is perfect for families or anyone with a love for gardening.

This property is ideal for families looking for space, charm, and a garden to enjoy. Don't miss the opportunity schedule your viewing today!

Services

There is mains electricity, mains water and mains drainage. Oil fired Rayburn.

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>

What3words

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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.

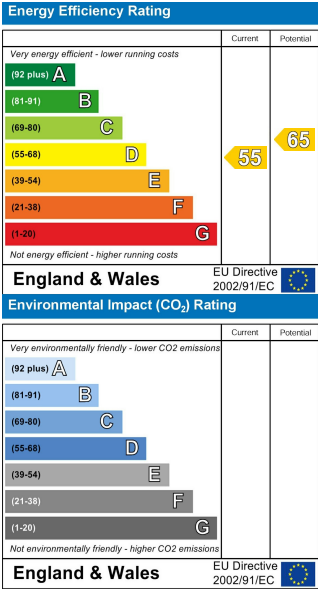
Floor Plan



Area Map



Energy Efficiency Graph



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.