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62 Willow Rise



South Molton 10 miles Tiverton 10 miles

A well-presented detached house with good-sized landscaped gardens, garage and parking

- Beautifully presented throughout
- Living Room
- Fitted Kitchen/Dining Room
- Conservatory
- 3 Bedrooms (Master En-Suite)
- Shower Room
- Attractive Landscaped Gardens
- Garage and Parking
- Freehold
- Council Tax Band D

Guide Price £325,000

### SITUATION

Willow Rise is set on the southern edge of Witheridge, a picturesque Devon village set amidst some of the county's most beautiful and unspoilt countryside. The village offers a good range of amenities including public house, two shops/general stores, post office, health centre, veterinary practice and primary school. The village is well-connected and equidistant between the towns of South Molton and Tiverton with both towns offering a further range of amenities including schooling to secondary level. Beyond Tiverton on the A361 is Junction 27 of the M5 where there is also a station on the Paddington Line at Tiverton Parkway.

### DESCRIPTION

Willow Rise is a new development that was built in 2020 on the edge of the village by Larkfleet Homes (now Allison Homes) and benefits from the balance of the LABC Warranty (10 years from 2020). The house is of timber-framed and block construction and is very-well presented throughout and the current owners have also added a conservatory and attractively landscaped the gardens.

### ACCOMMODATION

A storm porch and front door leads into a STAIR HALL with stairs to the first floor and door to the left into a double aspect LIVING ROOM with a deep bay window. The KITCHEN/DINING ROOM is fitted with a modern range of units with polished granite worktops over, decorative tiled splashback and matching wall units. 1½ bowl sink unit with mixer tap, space for a range cooker (currently housing an Everhot Range which is not included), space and plumbing for both washing machine and dish washer and space for large fridge freezer. There is a useful under-stairs cupboard and also off the kitchen is a CLOAKROOM with WC and vanity wash basin. Glazed double doors lead into the recently added CONSERVATORY with two sets of double doors to the garden.

On the FIRST FLOOR the LANDING has a useful storage/boiler cupboard and doors off to THREE BEDROOMS and a SHOWER ROOM. BEDROOM ONE is a double aspect, double room with an EN-SUITE SHOWER ROOM fitted

with a modern suite. BEDROOM TWO is also a double room and BEDROOM THREE is a single room currently used as an office/study. The SHOWER ROOM has a large, tiled shower cubicle with a rainfall shower, vanity wash basin, close coupled WC and heated towel rail.

### OUTSIDE

To the front and side of the house there is ample parking and access to a detached GARAGE/WORKSHOP (19'9" x 10'2") with power and light and a useful fitted workbench and a door to the garden. From the front, a path leads around to the right and to the front door. The enclosed and level gardens are a particular feature of the property having been beautifully landscaped by the current owners. Lawned areas are interspersed with paved and gravelled areas and raised beds to create a wonderful backdrop to the house.

### SERVICES

Mains electricity, water and drainage. LPG fired central heating via radiators (a central Calor Gas holding tank serves the whole of Willow Rise). Mobile phone coverage is likely from Vodafone, EE and O2 (Ofcom). Standard, Superfast and Ultrafast Broadband is available (Ofcom).

### VIEWING

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### DIRECTIONS

The development is set on the southern edge of the village. Approaching Witheridge from South Molton on the B3137, stay on the road leading through the village and just as you are leaving the village take the right turn into Willow Rise. At the next junction keep right and follow this road to the very end and the property will be found on the left.

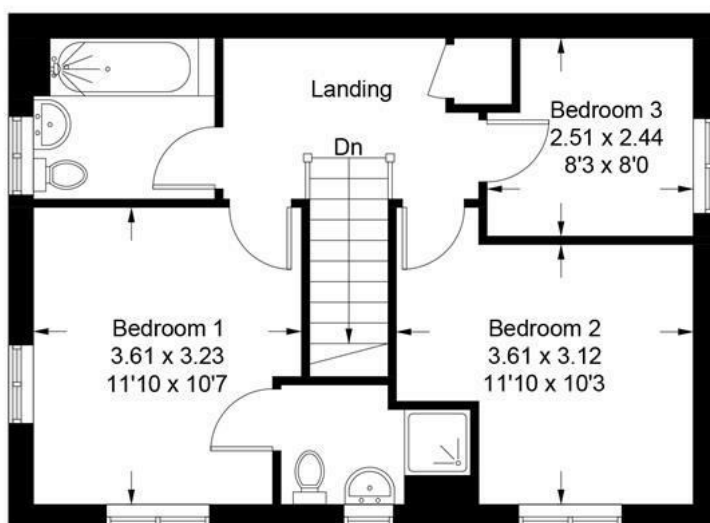
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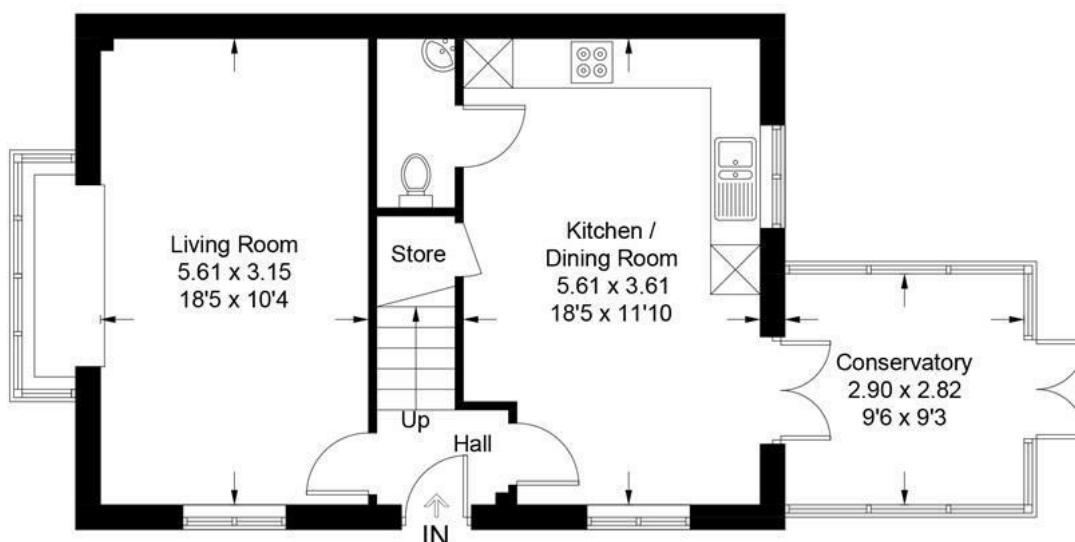




Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1145173)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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