



4 Drayford Lane, Tiverton, EX16 8PR

Price Guide £290,000

A most attractive SEMI-DETACHED BUNAGLOW situated on the outskirts of Witheridge overlooking open farmland offering well presented TWO BEDROOM and TWO RECEPTION ROOM accommodation with ample OFF-ROAD PARKING and most attractive FRONT AND REAR GARDENS. Offered with No On-Going Chain.

SITUATION (WITHERIDGE)

Witheridge is a large village situated on the B3137 between Tiverton and South Molton, approximately 30 minutes from the M5, offering a good range of shops and facilities including a public house, a doctors, a village shop, post office and a Church. South Molton lies 9 miles to the west and offers a wider variety of shops and services including a supermarket, solicitors, accountants, hairdressers and complementary health clinics, whilst Tiverton, is approximately 12 miles to the east and offers all the usual amenities one would associate with a large town including supermarkets, secondary schools, and a minor injuries unit, as well as easy access to Tiverton Parkway railway station providing regular trains to London Paddington and Waterloo.

There are excellent recreational and sporting facilities in the area with a superb Leisure Centre at Barnstaple, near-by tennis courts and clubs, fishing in the rivers Taw and Torridge, further golf courses at Libbaton, High Bullen, Saunton Sands and Bideford, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately half an hours drive.

DESCRIPTION

4 Drayford Lane is a really super semi-detached bungalow situated on the outskirts of Witheridge overlooking open farmland at the front but only a short walk from the shops and facilities. The property is of modern cavity block construction under a tiled roof with rendered and colour washed elevations, uPVC double glazed windows and doors throughout, and a UPVC double glazed Conservatory at the rear. Internally the well laid out and nicely presented accommodation comprises an Entrance Hall, a Walk-in Cloaks Cupboard with a separate Cloakroom, an Inner Hall, a good sized Sitting Room, a Conservatory/Dining Room which overlooks the garden, a well fitted Kitchen, two double bedrooms and a modern Shower Room. 4 Drayford Lane also benefits from electric night storage heating throughout and an external Utility Room/Garden Store. Outside the property is approached from a shared drive providing parking for at least two cars and allowing access to the pretty Front Garden and the Front Door into the Entrance Hall, whilst at the rear of the bungalow there is a good sized enclosed garden which is mainly laid to lawn with mature shrub borders creating a really super feature.

ENTRANCE

From the driveway a fully glazed Front Door opens into the

ENTRANCE HALL

being of uPVC double glazed construction under a

triple polycarbonate roof with fully glazed lead light door into the Entrance Hall and further door into a Walk-in Cloaks Cupboard with separate WC to one side. The Conservatory benefits from a laminate floor and wall lights.

WALK-IN CLOAKS CUPBOARD

fitted with a range of shelving and coat hanging hooks. On one side is a door opening into the

CLOAKROOM

An internal room fitted with a low level WC, a pedestal wash hand basin with tiled splash backs and an extractor fan.

ENTRANCE HALL

From the Conservatory a fully glazed lead light Front Door with matching glazed panel to one side leads into the Entrance Hall with doors off to all principal rooms, coved ceiling, smoke alarm, electric meters and fuse boxes, night storage heater and hatch to roof space.

KITCHEN

fitted with a good range of cream shaker style units to three sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the garden. On one side there is an inset 'Hotpoint' four ring ceramic hob with extractor fan over set between a range of matching wall units, whilst to the rear there is a built-in eye level double oven and grill with cupboards above and below. The Kitchen also benefits from an integrated fridge/freezer, space and plumbing for a dishwasher, inset ceiling downlighters, a night storage heater and a half glazed stable style Back Door leading out to the covered patio at the rear.

SITTING ROOM

A good sized room with tiled fireplace (not working) on one side with slate hearth and stained pine surround and mantle, one night storage heater and an 'Electro-rad' thermostatically controlled electric radiator, TV point and wall lights. At the rear of the room a wide archway opens into the

CONSERVATORY

being of uPVC double glazed construction on a brick plinth set under a triple poly carbonate roof with part painted panel walls, ceramic tiled floor, electric panel heater and inset ceiling down lighter. At one end a fully glazed door overlooks and leads out to the covered patio area and garden beyond.

BEDROOM 1

A large double bedroom with window to the front overlooking the front garden and open countryside beyond, night storage heater, coved ceiling and TV point.

BEDROOM 2

Another double bedroom with window to the front overlooking the front garden and open countryside beyond, night storage heater, coved ceiling and TV point.

BATHROOM

A good sized Bathroom with half tiled walls and matching white suite comprising a double shower cubicle housing a 'Triton T80' electric shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with wall light over. The Bathroom is finished with a lino floor, obscure glazed window to one side, extractor fan and a 'Dimplex' electric wall mounted heater and an 'Electro-rad' thermostatically controlled electric radiator. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving over.

OUTSIDE

From Drayford Lane, a shared sloping tarmac drive leads up to the parking and turning area allowing enough space for at least two cars and access to the Front Door and the Front Garden which is mainly laid to lawn and interspersed with mature shrubs including rhododendrons, azaleas and camelias. At the side of the bungalow a paved path leads through a wooden pedestrian gate and continues along the side the bungalow and continues up some steps into the Rear Garden which is of a good size and mainly laid to lawn with mature shrub borders planted with climbing roses, lupins and bulbs. In one corner is a paved seating area whilst in the opposite corner there is a wooden garden shed. Immediately to the rear of the bungalow there is a useful covered paved Patio Area which gives access to the Kitchen and the Conservatory, whilst at the opposite end a half glazed door opens into the Utility/Store Room fitted with a range of wall and floor units to two sides under a laminate work surface with tiled splash backs, including in one corner a single drainer stainless steel sink unit with mixer tap, tiled splash backs and space and plumbing for a washing machine and tumble dryer to one side. The Utility/Store also benefits from space and point for a fridge, an electric wall mounted heater and provides useful bin and garden storage.

SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 16 Mbps Superfast Broadband (provided by BT) is 66 Mbps. Mobile Phone coverage by EE, Vodaphone and O2. Council Tax Band B (2024/2025 - £1850.55)

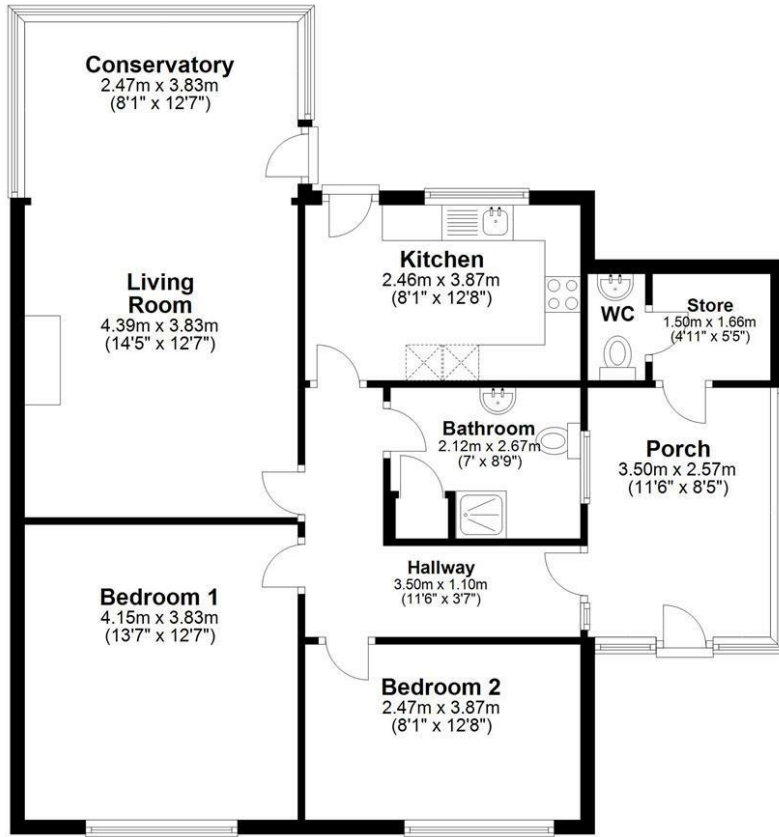
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Ground Floor

Approx. 90.8 sq. metres (977.4 sq. feet)



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

4 Drayford Lane, Witheridge

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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