



GIBBINS RICHARDS 

Hatton Villa, Westleigh, Tiverton EX16 7HY
Offers in the Region Of £425,000

GIBBINS RICHARDS 
Making home moves happen

A individual detached property boasting character and charm with the benefit of all modern conveniences and presented in excellent order throughout. a Spacious open plan living space with fireplace, Front and rear gardens and situated in tucked away position within this central village location.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

Occupying a tucked away position just off the centre of this popular village which is within the highly regarded Uffculme School catchment area. There are some lovely scenic walks close by, with the Grand Western Canal about half a mile distant. The larger towns of Tiverton & Wellington are about 8 miles equi-distant whilst Junction 27 of the M5 is about 3 miles away with its adjoining Tiverton Parkway mainline railway station. This is a property that must be seen to fully appreciate and is considered ideal for a young growing family.

DETACHED FOUR BEDROOM HOUSE IN CENTRAL VILLAGE LOCATION
TUCKED AWAY POSITION
OPEN PLAN SITTING ROOM / DINING AREA
CONSERVATORY
SUPERB COUNTRYSIDE VIEWS
PARKING TO THE FRONT AND THE REAR
SOUTH FACING GARDEN TO THE FRONT AND REAR COURTYARD DECKED AREA
LPG CENTRAL HEATING
UPVC DOUBLE GLAZING
CELLAR





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ACCOMMODATION

Entrance Porch	
Cloakroom	
Hallway	With stairs leading to the first floor
Utility room	8' 6" x 8' 1" (2.59m x 2.46m)
Sitting Room	15' 7" x 14' 9" (4.75m x 4.49m) Inglenook fireplace with bread oven
Dining area	15' 7" x 15' 6" (4.75m x 4.72m) Access to the cellar.
Conservatory	14' 8" x 8' 4" (4.47m x 2.54m)
First Floor Landing	
Family Bathroom	
Bedroom One	13' 3" x 11' 2" (4.04m x 3.40m)
En-suite	8' 1" x 4' 10" (2.46m x 1.47m)
Bedroom Two	15' 6" x 9' 4" (4.72m x 2.84m)
Bedroom Three	12' 4" x 8' 2" (3.76m x 2.49m)
Bedroom Four	16' 2" x 7' 3" (4.92m x 2.21m)

OUTSIDE

The property is approached via a shared driveway with one other, leading to the rear parking area. The front garden is laid to lawn with mature flower and shrub borders as well as a paved patio area. Steps lead down to a further gravelled area with timber shed. To the rear, beyond the parking area, there is an enclosed decking area with further log store



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GROUND FLOOR



1ST FLOOR



HATTON VILLA, POST OFFICE LANE, WESTLEIGH, TIVERTON

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and



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