

8 Fore Street, Tiverton, Devon, EX16 6LH



15 Apple Tree Close, Witheridge, Tiverton, Devon, EX16 8AR

Asking Price £280,000

- Detached bungalow
- Modern kitchen
- Garage & driveway
- Garden office
- Two double bedrooms
- Conservatory dining space
- Landscaped gardens
- Solar panels income

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

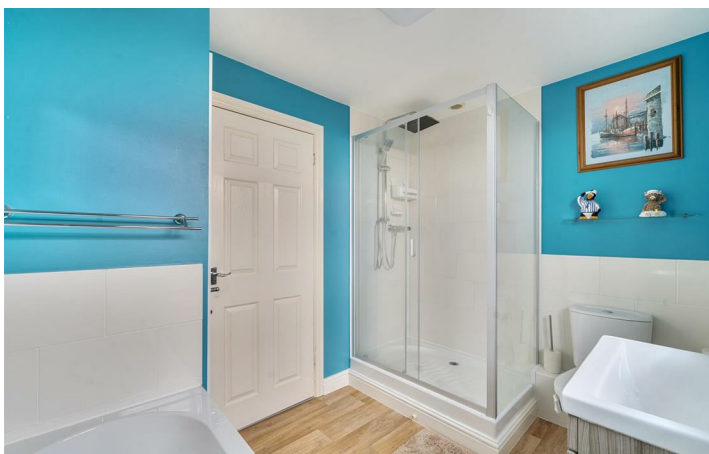


15 Apple Tree Close, Tiverton EX16 8AR

Well-presented detached bungalow in a popular village setting, offering two double bedrooms and bright, well-arranged living space. Enjoying landscaped gardens, a garage and driveway, plus a useful garden office. Convenient for local amenities and road links, with the added benefit of solar panels generating an income.



Council Tax Band: B



Situated in glorious Devon countryside midway between the market towns of Tiverton and South Molton, Witheridge is a large village offering an excellent range of facilities including a primary school, doctors' surgery, vets, two shops, one with a post office, a hairdressers, public house, cafe, a church and village hall.

The village has a thriving community with sports and social clubs providing football, cricket, bowling and fitness and art classes. An excellent bus service provides access to Tiverton and South Molton and the M5 motorway and Tiverton Parkway mainline station can be accessed via the North Devon Link Road at Tiverton.

The property is approached via the driveway which provides parking and leads to the garage.

The kitchen has a range of modern high gloss fronted wall and base cupboards with space and plumbing for a washing machine, dish washer, and fridge freezer. There is a built-in oven with hob. A door leads to the conservatory which provides space for a dining table and chairs.

The lovely light spacious sitting room has patio doors which lead out into the conservatory which adds that extra space when entertaining or you could simply just sit and enjoy looking out over the garden. Having a bottled gas wall fire adds a cosy feel to the room too.

There are two double bedrooms both to the front of

the property which overlook the front garden.

The bathroom has a modern suite which comprises of a bath, a wash hand basin set within a cabinet, wc and a separate shower cubicle.

Outside, the front garden has been beautifully manicured by the current owners. A winding gravelled path around lawned sections, bordered with shrubs and small tree's.

The enclosed rear garden is paved with a lawned area, borders of colourful shrubs and flowering plants. There is an attractive looking greenhouse, garden shed and a garden office which is insulated and has power.

In all, this is a very well presented detached bungalow in a popular village with the added bonus of energy efficient solar panels which generate an income.

Services:
Mains electric, water, and drainage. Oil fired heating and hot water.

Tenure:
Freehold

Council Tax:
Band B

Local Authority:
North Devon Council. 01271 327 711

Directions

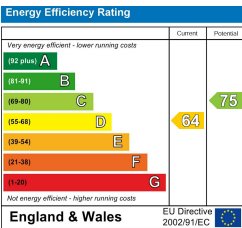
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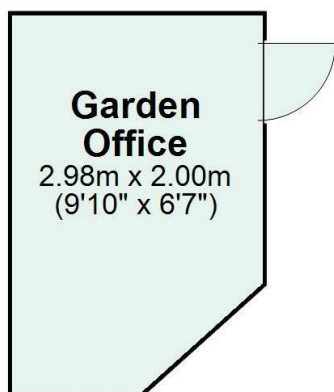
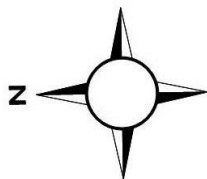


Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

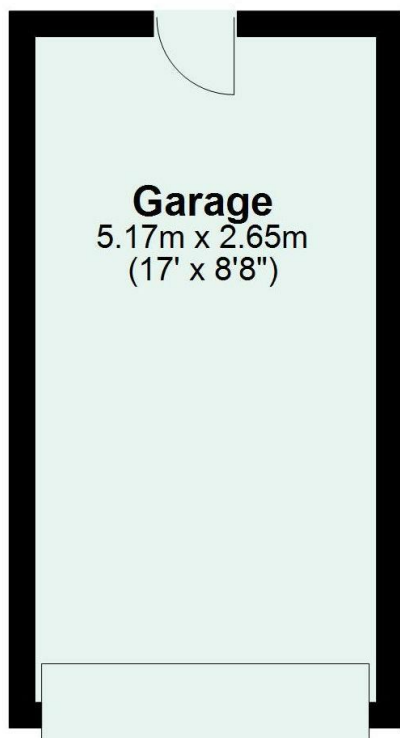
EPC Rating: D





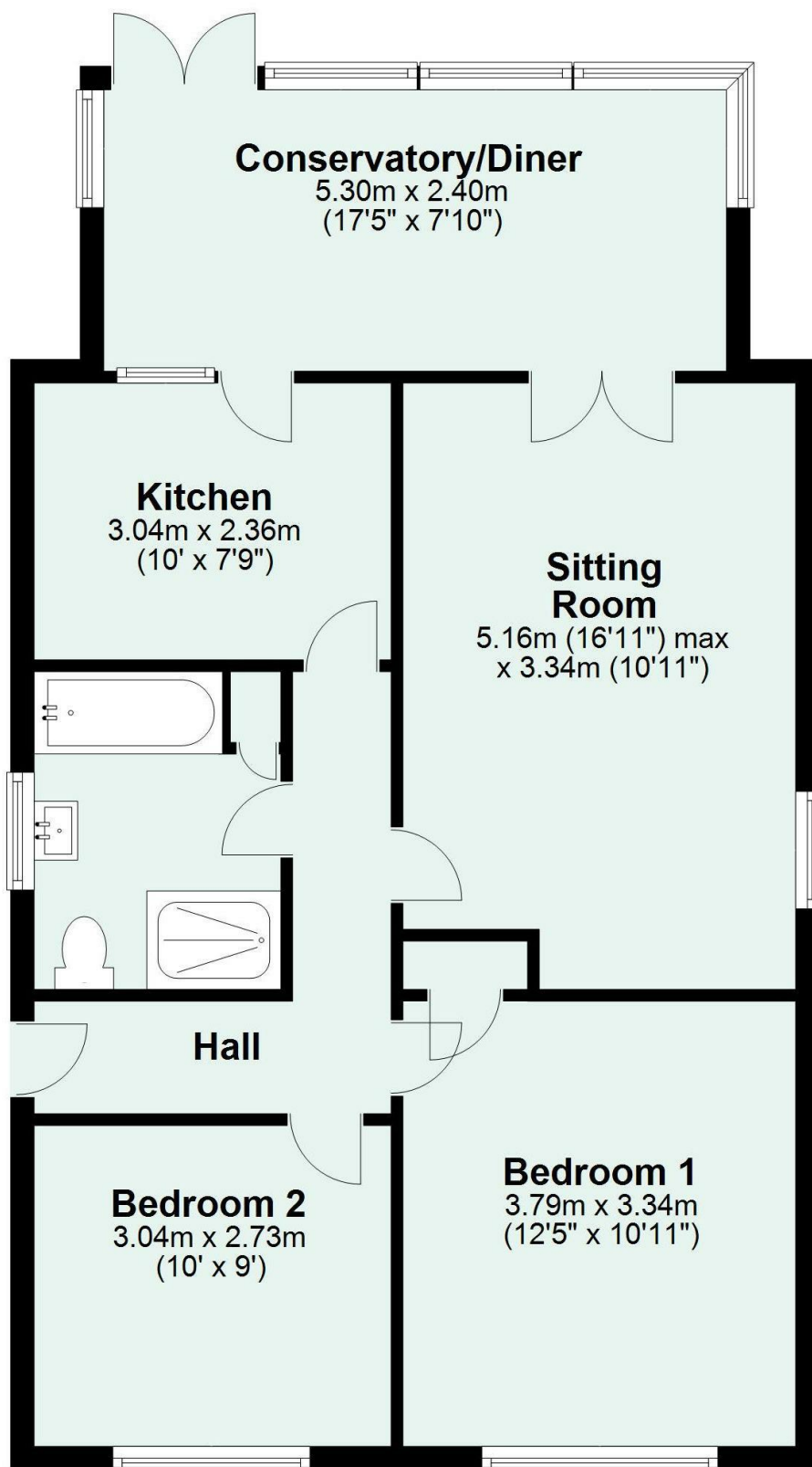
Garden Office

2.98m x 2.00m
(9'10" x 6'7")



Garage

5.17m x 2.65m
(17' x 8'8")



Conservatory/Diner

5.30m x 2.40m
(17'5" x 7'10")

Kitchen

3.04m x 2.36m
(10' x 7'9")

Sitting Room

5.16m (16'11") max
x 3.34m (10'11")

Hall

Bedroom 2

3.04m x 2.73m
(10' x 9')

Bedroom 1

3.79m x 3.34m
(12'5" x 10'11")

Total area: approx. 91.1 sq. metres (980.3 sq. feet)

The floor area includes outbuildings