



30 Apple Tree Close, Witheridge, EX16 8AR

Guide Price **£270,000**

30 Apple Tree Close

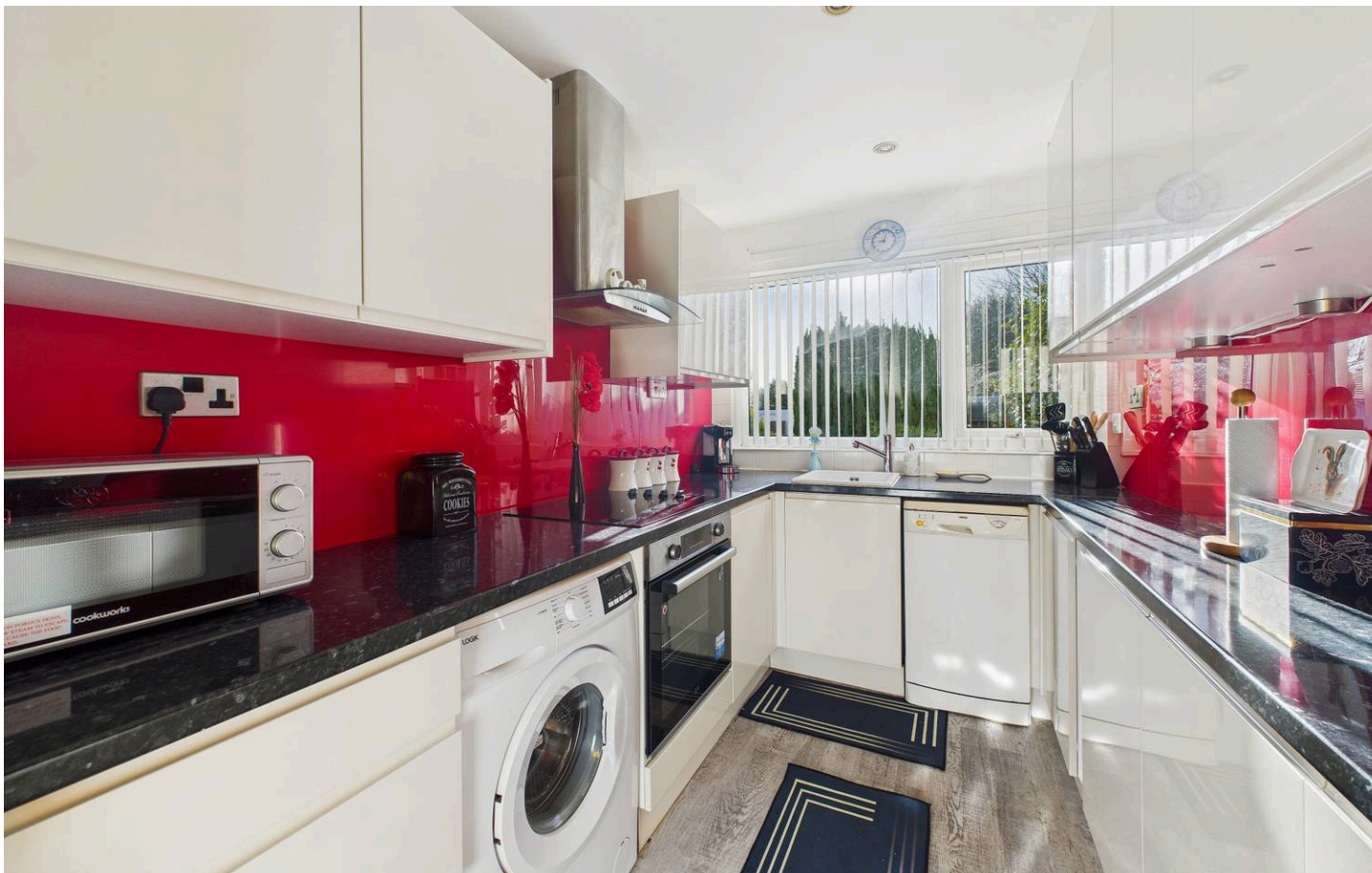
Witheridge, Tiverton

- Detached bungalow
- Large level plot
- 2 Bedrooms
- Modern kitchen
- Lounge/dining room
- Sunroom overlooking the garden
- Garage & parking for 3 vehicles
- Lovely enclosed private garden
- Quiet village location
- No onward chain!

Apple Tree Close is a set within a quiet area of the village of Witheridge with a selection of smart, well spaced out bungalows. Number 30 is tucked away at the end on a quiet no through road and set back to give a good level of privacy on this large level plot. The property is being offered with no onward chain.

The kitchen has modern white gloss units with a sunny south facing aspect from the ceramic inset sink. The worktops are black granite effect and there is a large fridge/freezer, washing machine and slimline dishwasher. The oven is brand new and there is a 4 ring ceramic hob. The lounge/diner is a lovely open space with patio doors out to the garden and further doors through to the sun lounge with an obscured roof and a door out to the garden.





The front double bedroom has that south facing aspect and has an array of fitted cupboards and wardrobes, there is a further single bedroom to the side. The bathroom has a corner enclosed electric shower, WC, sink and floor to ceiling tiles. In the hall there is a good sized storage cupboard and access to the loft, there is uPVC double glazing throughout and gas (bottled) central heating.

Outside you can appreciate what a lovely plot this property is sat on, to the front there is a lawned area with attractive tree, shrub and flower borders, the drive leads up to the property where there is plenty of parking both in-front and behind the gate leading up to the garage. The garage which had a new roof in 2024, has an up and over door and a further door to the side of the property where there is a wooden garden shed and a greenhouse. The rear garden is mostly laid to lawn with well established borders, there is a wooden decking area with pergola which creates a super outdoor entertaining/dining area.

Please see the floorplan for room sizes.

Current Council Tax: Band B – North Devon 2025/26 – £1937.15

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80 Mbps

Drainage: Mains drainage

Heating: Gas (bottled) central heating

Construction: Block

Listed: No

Conservation Area: No

Tenure: Freehold

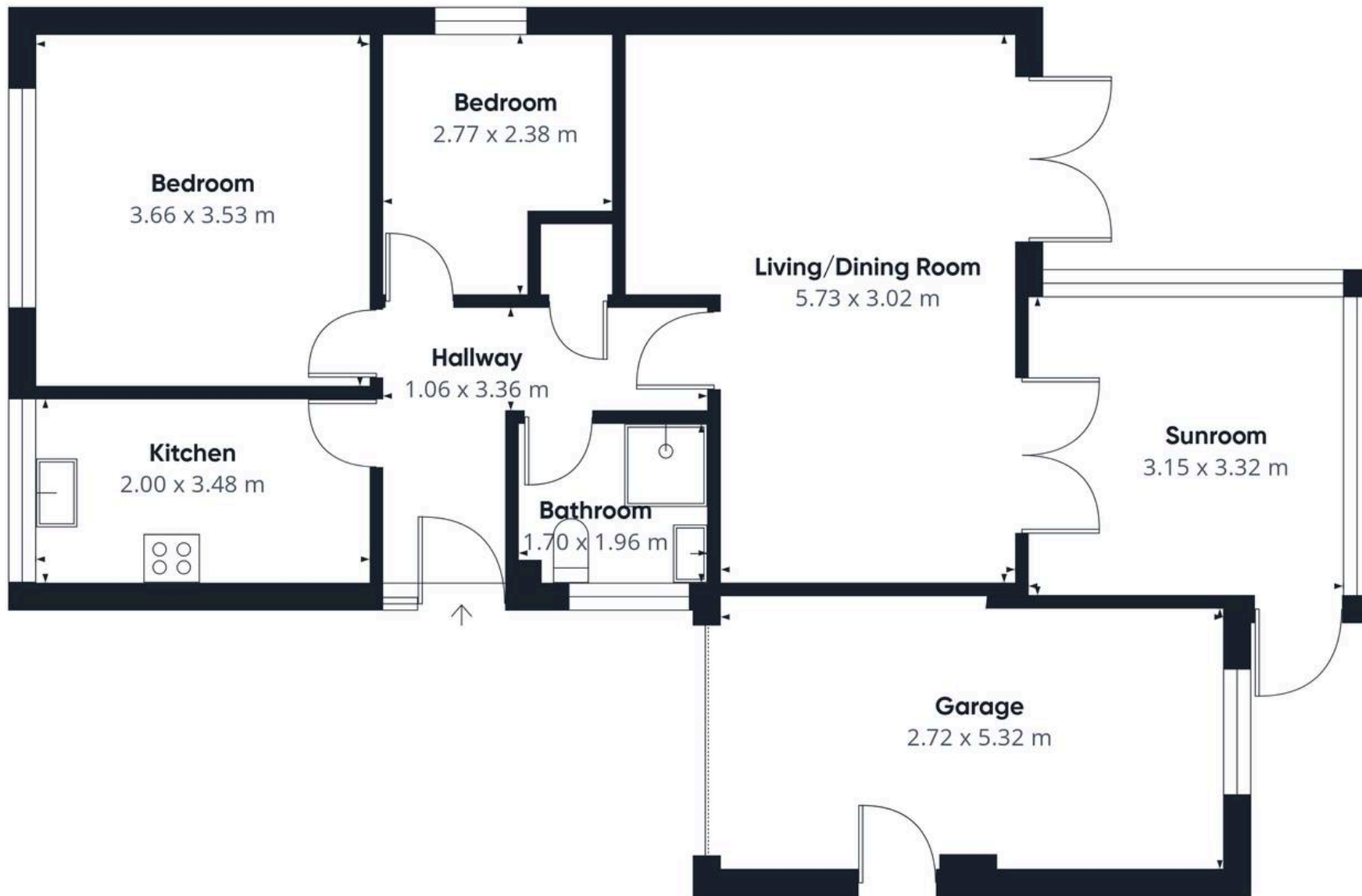


Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property. We're informed by the seller that the property is heated via bottled gas. Buyers should confirm servicing arrangements and running costs.





Approximate total area⁽¹⁾
82.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



WITHERIDGE is nestled among the beautiful North Devon countryside, almost equidistant between the national parks of Dartmoor and Exmoor. The village has earned the accolade '*the Gateway to the Two Moors Way*' as it occupies a stage of the epic hiker's trail. Beloved by its residents, Witheridge offers something for everyone. It's newly refurbished village hall hosts an incredible array of activities and events and is home to many of the village's interest groups covering everything from a toddler's playgroup to gardening and film clubs. The 16th century Church of St John the Baptist dominates the village, and its affiliated Church of England primary school is OFSTED good. There are a couple of local shops for those everyday essentials as well as a nearby farm shop selling local produce and gifts. A regular bus service makes car-free travel viable and access to a good road network brings some of the counties larger towns within easy reach Crediton (11 miles), Exeter (19 miles), and Tiverton (10 miles).

DIRECTIONS : From the centre of the Village take the road onto North Street and then right onto Apple Tree Close, continue down to the end of the road and take a right turn, number 30 can be found along to the right marked with a Helmores board.

For Sat Nav: EX16 8AR

What3Words: [///annotated.welcome.circular](https://www.what3words.com/annotated.welcome.circular)





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.