



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



27 Butts Close, Witheridge, Tiverton, Devon, EX16 8AJ

Asking Price £217,000

- Wonderful village location
- Very pretty garden
- Light spacious sitting room
- 3 bedrooms
- Roadside parking
- Kitchen/diner and utility
- Large patio area
- Family bathroom

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 27 Butts Close, Tiverton EX16 8AJ

Nestled in the lovely community of Witheridge, 27 Butts Close is the perfect family home.



Council Tax Band: B



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## LongDescription

Nestled in the lovely community of Witheridge, 27 Butts Close is the perfect family home.

The large front garden is a picturesque space, featuring two orange blossom trees which look stunning in full bloom! This area could also be adapted into a driveway (STP).

The house has been kept to a wonderful standard, with ample storage throughout and plenty of windows to keep the property nice and light.

Upon entering the property, you turn right to view the sitting room. This room benefits from a lovely feature electric fire, to add warmth to the existing wooden panel effect walls. With double glazed windows to the front and rear of the room, it is the perfect room for relaxing and socialising.

Sitting across the hallway from the living room is the kitchen. This also features windows to the front and rear, letting in lots of light. The kitchen benefits from a large larder cupboard, along with a small cupboard under the stairs. So plenty of storage!

A doorway from the kitchen leads out to the utility area and a small bathroom. Another further door, opposite the WC, leads out to the rear garden.

Upstairs is a generous sized master bedroom at the front of the property, a further bedroom to the rear with a lovely garden view, and a single room, also at the front of the property. The family bathroom features a bath with overhead shower, hand basin and WC.

The shared side alley offers additional access to the enclosed rear garden - a good sized space for socialising, with both a lawn and paved area. The rear garden also features a wonderful Cherry Blossom Tree.

The property lies to the West of Tiverton and allows access to the thriving market town of Tiverton, its amenities and hospital, and also to South Molton.

Locally there are primary and secondary schools, village shops, Doctors surgery and plenty of beautiful country walks.

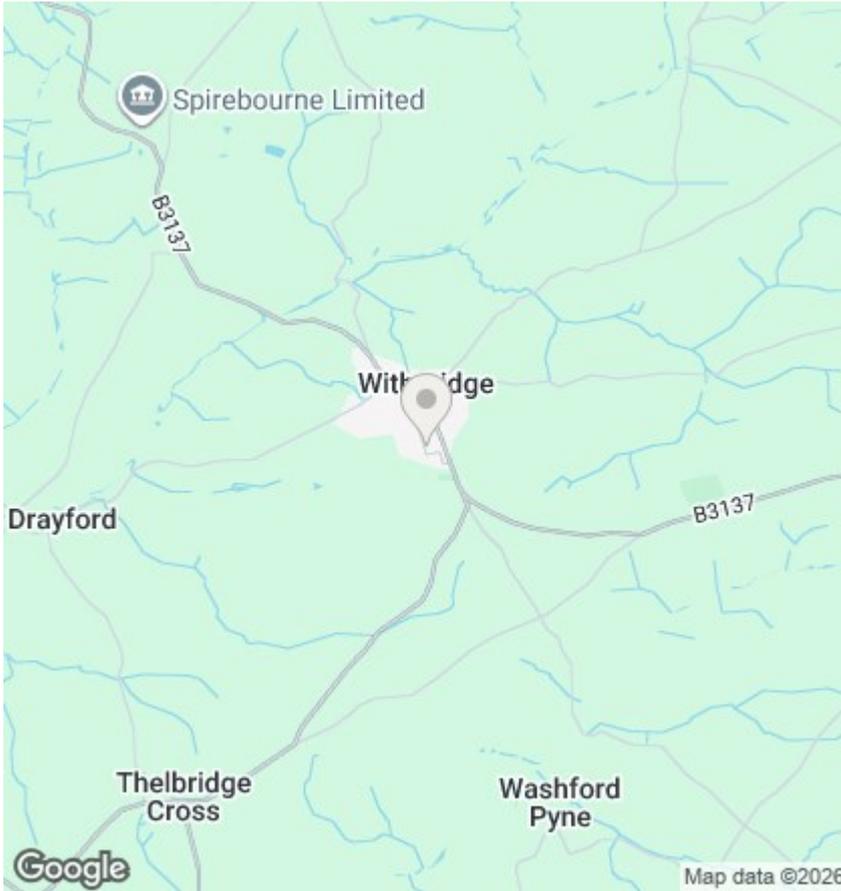
Services:  
Mains electricity and drainage.  
Oil fired boiler.

Tenure:  
Freehold

Council Tax:  
Band B

Local Authority:  
North Devon District Council - 01271 327711

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## Directions

DIRECTIONS: From Tiverton take the B3137 road to Witheridge. On entering the village, Butts Close will be seen on the left. Turn in here and follow the road to the right, to the left, and right again. The property will be found a short way down on the right.

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

