



**40 Butts Close, Witheridge**

Offers in Region of **£245,000**



# 40 Butts Close

Witheridge, Tiverton, EX16 8AJ

What3words///[reddish.recorders.fashion](https://www.what3words.com/reddish.recorders.fashion)

Charming family home with spacious living areas, character features. Dual aspect living room, spacious kitchen, wet room, 3 bedrooms, front driveway, double garage, rear lawn, vegetable beds, shed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Accessible Wet Room: Fully tiled with a walk-in shower, heated towel rail, and modern fittings designed for wheelchair access.
- Eco-Friendly Addition: Fitted with solar panels, providing an energy-efficient and cost-effective solution for modern living.
- Generous Parking and Storage: Driveway for up to four cars leading to a large double garage/workshop.
- Spacious Living Room: Dual-aspect windows, a Villager wood-burning stove set in a stone fireplace, and plenty of natural light.
- Extension Potential: Offers the opportunity to extend and enhance, subject to the necessary planning permissions.
- Three Bedrooms: Dual-aspect main bedroom with built-in wardrobes and en-suite cloakroom, plus two additional bedrooms with storage and lovely views.
- Goodsized Gardens: Low-maintenance front garden and a spacious rear garden with lawn and vegetable beds, ideal for families and gardeners.
- Village Location: Situated in a peaceful village





A charming family home with spacious living areas and stunning gardens. This delightful property offers versatile living with character features throughout. The welcoming hallway leads to a bright, dual aspect living room with a Villager wood burning stove set in a beautiful stone fireplace. The spacious kitchen breakfast room features a Belfast sink, integrated dishwasher and a striking oil fired Rayburn Royal along with a useful pantry and access to the rear porch and utility room. The accessible wet room is fully equipped with tiled walls, a walk-in shower, and modern fittings.

Upstairs, the first floor landing boasts views over the garden and countryside, leading to three well proportioned bedrooms. The main bedroom includes built in wardrobes and an ensuite cloakroom, while the second bedroom features rooftop views and additional storage.

Outside, the front garden is low maintenance, with a gravel path and driveway providing parking for up to four cars, leading to a double garage/workshop. The rear garden offers a lawn, vegetable beds and a metal storage shed, ideal for outdoor enthusiasts. This home combines charm, practicality and a peaceful setting, perfect for family living.

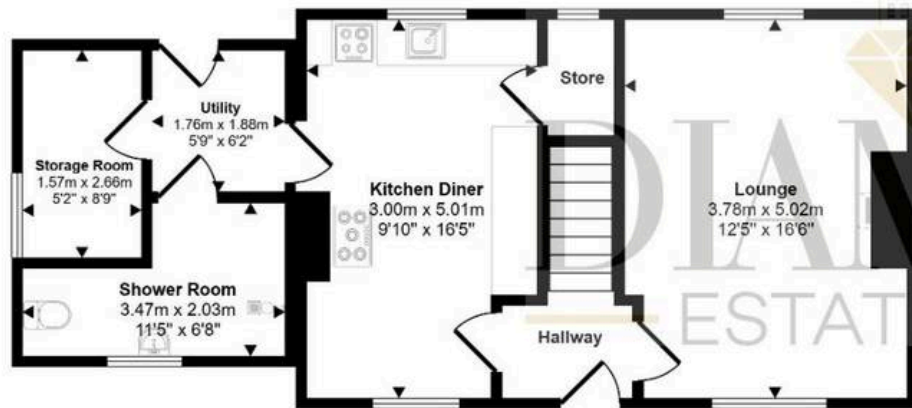
There is mains electricity, mains water and mains drainage. Oil fired Rayburn. Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

To find the property waht3words///reddish.recorders.fashion

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



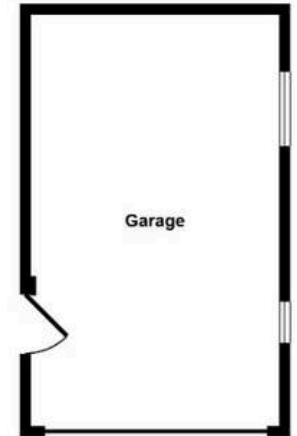
Approx Gross Internal Area  
113 sq m / 1220 sq ft



Ground Floor  
Approx 56 sq m / 598 sq ft



First Floor  
Approx 40 sq m / 428 sq ft



Garage  
Approx 18 sq m / 194 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

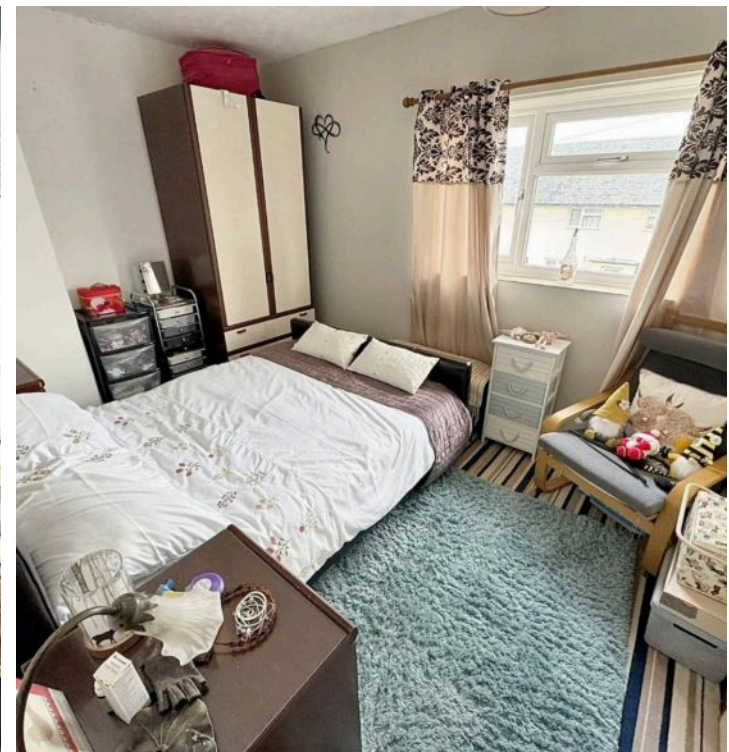
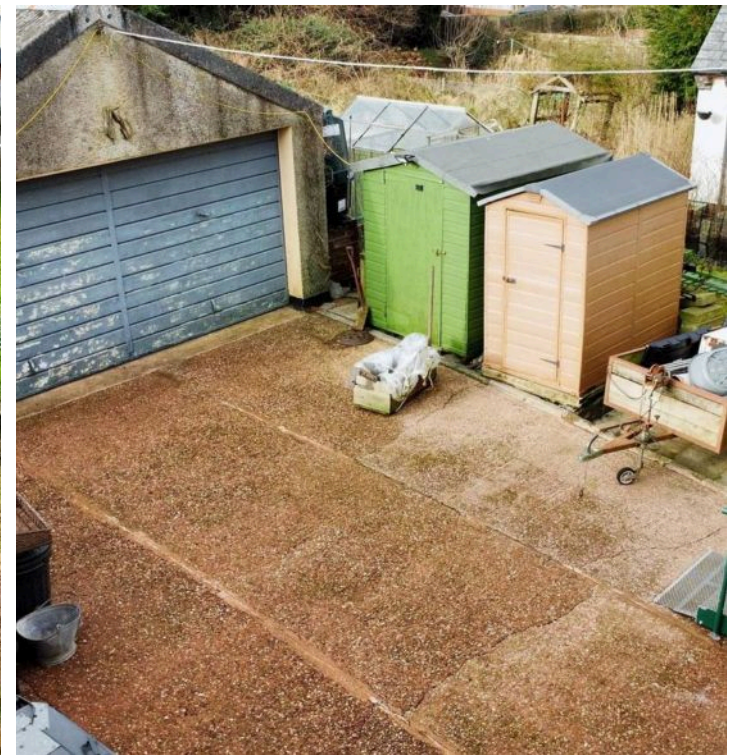


PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines. We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

There is mains electricity, mains water and mains drainage. Oil fired Rayburn.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting

<https://checker.ofcom.org.uk>







# Diamond Estate Agents

13 Fore Street,  
Tiverton,  
EX16 6LN

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.