



**Willow Rise, Witheridge Tiverton EX16 8FD**



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## Willow Rise, Witheridge Tiverton

A beautifully kept three bedroom detached home, still under warranty. This property offers a modern kitchen/diner & bright living room. Two doubles and a single, bathroom & shower room. Rear enclosed garden, driveway parking plus garage. Move-in ready!

### Description

Detached three-bedroom home positioned on the edge of the village of Witheridge and benefiting from the remaining 10-year warranty. This home occupies a pleasant position. On entering the property you will find an entrance hall, with stairs to the first floor. To the right sits the living room with a bay window.

The kitchen is well equipped with a range of units, a great sociable space with space for a dining table. Double doors lead to the enclosed garden. A useful under stairs cupboard provides additional storage, and a cloakroom with WC and vanity basin sits just off the kitchen. On the first floor, the landing includes a useful storage/boiler cupboard and gives access to three bedrooms and the main bathroom.

Bedroom One is a spacious dual-aspect double room with a modern en-suite shower room. There are a further two bedrooms, one single and a double. Completing the accommodation is a family bathroom. Outside, the property has a rear enclosed walled garden. This is predominantly laid to lawn. There is a storage shed, side access and door to the garage. The property has off road parking and a garage equipped with power, lighting and a door to the garden.

Viewing is advised to appreciate this property in full.

### Entrance Hall

Entrance hallway with doors to lounge kitchen / diner and, stairs to the first floor.

### Cloakroom

Radiator, WC, Wash Hand Basin, extractor fan, partially tiled.

### Lounge

Double glazed window to the front + side, radiator x2, TV Point.

### Kitchen/Diner

Double glazed to front + side. Patio doors into the rear garden. Wall + base units. Integrated Dishwasher, space for Washing machine, Fridge freezer. One and a Half bowl stainless steel sink + drainer. Gas hob + electric oven. Extractor hood, radiator, Splashback, under stair cupboard + door to downstairs cloakroom.

### Landing

Doors to all rooms. Radiator, Airing cupboard housing boiler, loft hatch.

### Bedroom One

Double glazed to front + side, radiator, Telephone point.

### En Suite

Double glazed window to front, Heated Towel Rail, WC, Wash Hand Basin. Shower, Extractor fan, Shaver points, partially tiled.

### Bedroom Two

Double glazed to front, radiator.

### Bedroom Three

Double glazed to side, radiator, wall hung units.

### Bathroom

DG Window to side, Heated Towel Rail, WC, Wash Hand Basin. Bath with shower attached. Shaver points, partially tiled. Extractor fan.





### **Loft Space**

Insulated - Partly boarded, lights, ladder.

### **Front Garden**

Power point, laid to lawn, hedging + shrubs, outside light.

### **Rear Garden**

Rear enclosed garden with patio area borders with shrubs, bin store. Outside shed, Water tap. Gate out to parking + garage. Door into garage.

### **Parking**

Driveway parking for two cars.

### **Outbuildings**

Garage has power + light + loft space.

### **Agents Note**

This property has gas central heating via a central Calor Gas tank which serves the whole of Willow Rise.



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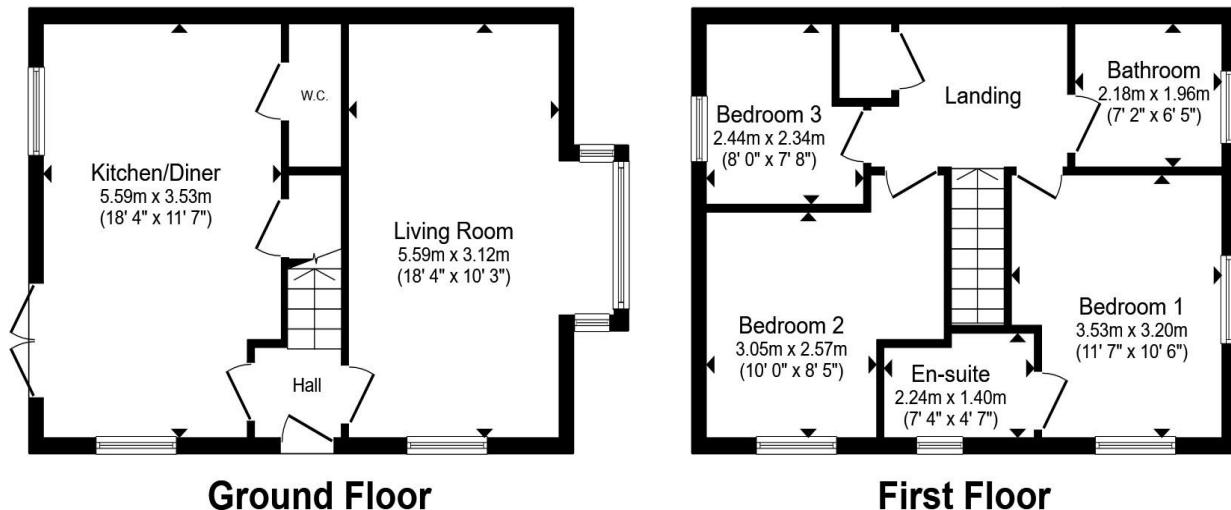
- Three Bedroom Detached Home
- Kitchen/Diner
- Cloakroom & Ensuite Shower Room
- Lounge
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£325,000**



Total floor area 87.1 m<sup>2</sup> (937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

TVT106046 - 0002

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