



Willow Rise, Witheridge Tiverton EX16 8FD

welcome to

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 understairs 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.



view this property online fox-and-sons.co.uk/Property/TVT106046



welcome to

Willow Rise, Witheridge Tiverton

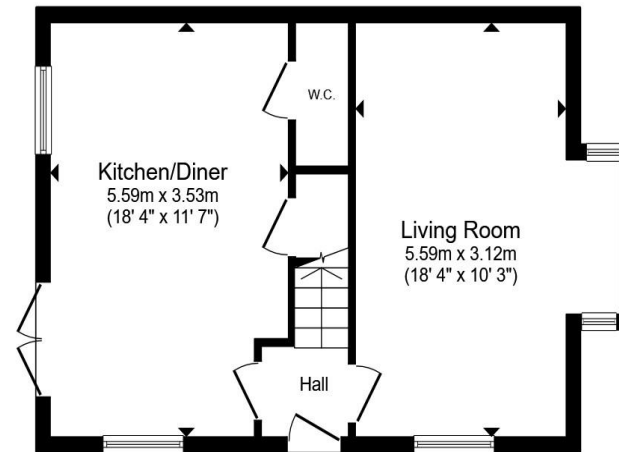
- Three Bedroom Detached Home
- Kitchen/Diner
- Cloakroom & Ensuite Shower Room
- Lounge
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: C

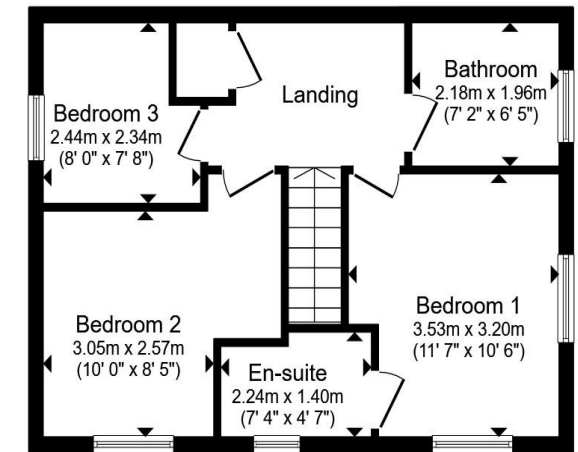
Council Tax Band: D

guide price

£325,000



Ground Floor



First Floor

Total floor area 87.1 m² (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

 fox & sons

view this property online fox-and-sons.co.uk/Property/TVT106046



Property Ref:
TVT106046 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk