



Westella



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Witheridge, Tiverton, EX16 8AD

Tiverton 11 Miles | M5(J27)/ Tiverton Parkway Station 18 Miles | Exeter 19 Miles

A charming three-bedroom character cottage located in the popular village of Witheridge.

- Three Bedroom Home
- Beautifully Presented
- Sitting Room with Log Burner
- Popular Village Location
- Council Tax Band C
- Character Cottage
- Large Kitchen/Dining Room
- Spacious Family Bathroom
- Character Features Throughout
- Freehold

Guide Price £300,000

DESCRIPTION

Westella is a charming three-bedroom home in Witheridge, ideally located close to local amenities and with good transport links to Tiverton, Exeter and the M5 motorway. The property offers spacious accommodation including a characterful sitting room with log burner, large kitchen/diner, three generous bedrooms, a family bathroom and separate WC, laid out over three floors, with views of the surrounding hills and countryside.

Outside, the property benefits from both front and rear gardens, a sunny terrace, fully insulated shed utilised as laundry room and off-road parking for one car.

Full of character features the property blends period charm with practical family living. The generous rear garden and flexible internal layout make it well suited to both families and those looking for additional home working or guest space.

AGENTS NOTE

There is a right of way for the neighbour to gain access to their property through the front garden along a shared walkway.

SERVICES

Mains Electricity, Water and Drainage. Oil Fired Central Heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal - Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.
Local Authority: North Devon District Council. Witheridge Conservation Area.

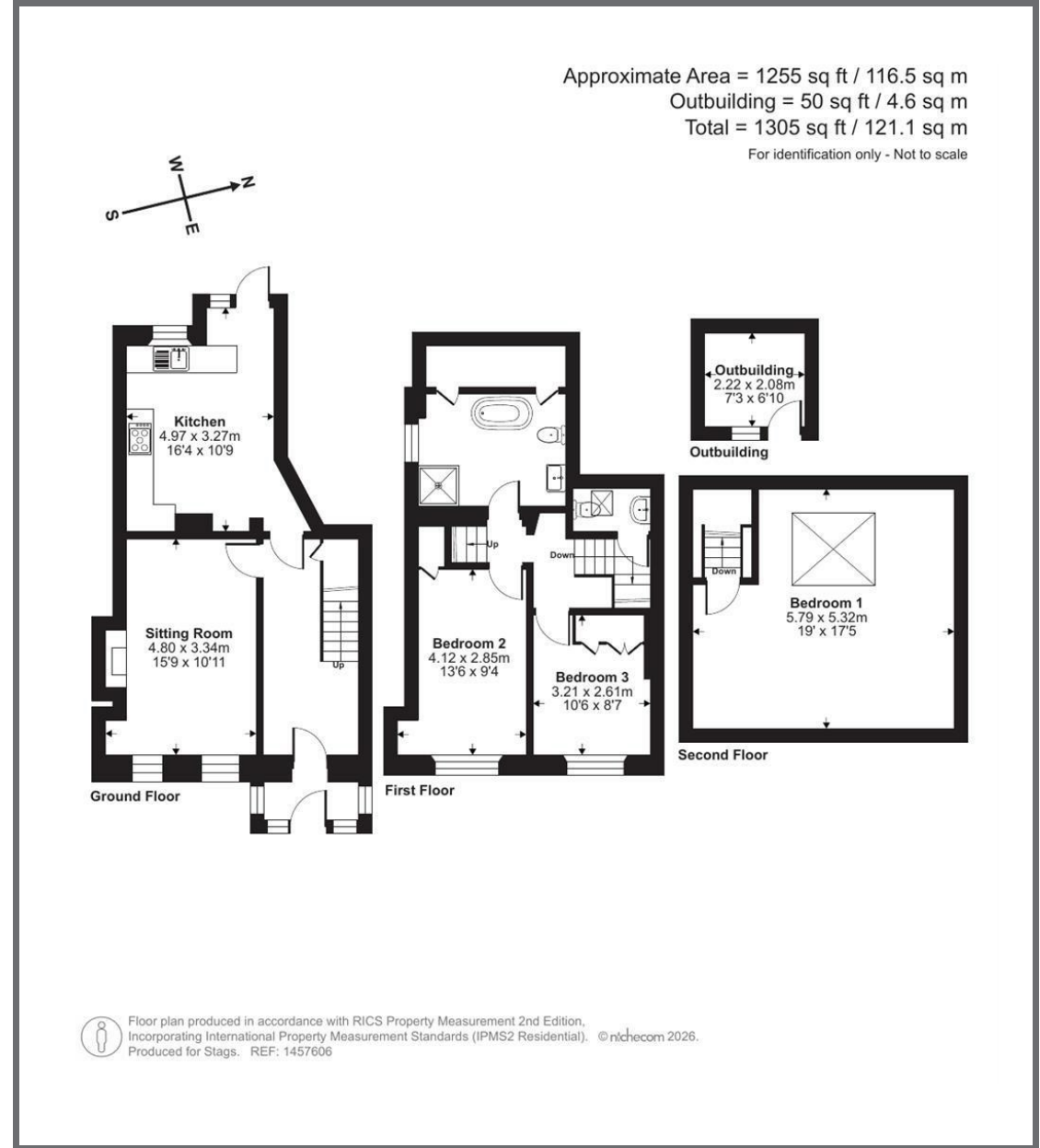
DIRECTIONS

What3Words: ///squashes.condense.interview
Google Drop Pin: <https://maps.app.goo.gl/TPyWUNzyuD4ekHG7>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G		39	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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