



**The Patches, Tracey Green, Witheridge Tiverton EX16 8AD**

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## **The Patches Tracey Green, Witheridge Tiverton**

A beautifully presented and versatile detached bungalow in the centre of this popular village in a tucked away setting. The accommodation briefly comprises open plan kitchen/diner/lounge, four double bedrooms, bedroom five/study. Also garage, garden buildings, extensive gardens, & off-road parking.

Fox & Sons are delighted to offer for sale this much extended & improved bungalow in a secluded location yet just minutes from the heart of the village with its shops and pub. The property is set in extensive enclosed gardens of approximately 1/4 acre with garage, workshop and several garden buildings. The original bungalow has been extended to provide a wonderful home with a beautifully fitted open kitchen/diner, lounge with wood burner, second reception room and four generous size bedrooms. The extended part of the property has under floor heating and the whole property has a comfortable yet contemporary feel.

This is a versatile property that could very well support multi-generational living and benefits from full disabled access including a motorised wheelchair lift from the parking area to the front door. Outdoors the garden has been designed with several pretty seating and entertaining areas, large areas of lawn and productive growing spaces. This unique property deserves to be seen, and we suggest booking a viewing to avoid disappointment.

### **Entrance Porch**

UPVC glazed front door, double glazed window to side, glazed door into hallway.

### **Entrance Hall**

Double doors to storage cupboard, airing cupboard, doors to all rooms.

### **Kitchen**

11' 5" x 13' 4" ( 3.48m x 4.06m )  
The well-appointed newly fitted kitchen has a range of blush pink wall and base units and an attractive breakfast bar, all with solid woodwork surfaces over, one and a half bowl sink and drainer with mixer tap, Integrated appliances include a dish washer, range style cooker with 6 burner gas hob, double oven and rotisserie oven. Stainless steel splashback and electric extractor fan. Space for a tall fridge. Walk in larder. Double glazed window overlooking the rear garden with half glazed side door to the rear porch.

### **Lounge**

13' x 11' 8" ( 3.96m x 3.56m )  
Double glazed window to front and side. A lovely comfortable room with a feature fireplace with brick surround and wood burner, radiator, archway through to the dining area.

### **Utility**

5' 2" x 4' 11" ( 1.57m x 1.50m )  
With space & plumbing for washing machine and freezer, wall mounted boiler.

### **Rear Sunroom**

11' x 3' 11" ( 3.35m x 1.19m )  
Half blocked/glazed sun room with door to rear garden.

### **Dining Room**

8' 5" x 11' 8" ( 2.57m x 3.56m )  
Double glazed window to side, radiator.





### Reception Room

12' 8" x 10' 5" ( 3.86m x 3.17m )  
Double glazed window to front, radiator.

### Bedroom Three

12' 8" x 9' 8" ( 3.86m x 2.95m )  
Double Bedroom with double glazed window overlooking rear garden, built in cupboard, radiator.

### Secondary Entrance Hall

The extension to the property has provided an additional front door with access to the tiled hallway with built in storage cupboard and cloakroom. This extended area of the bungalow benefits from under floor heating throughout.

### Cloakroom

Close couple WC, pedestal wash hand basin, heated towel rail, obscured glazed window to front.

### Bathroom

Fully tiled with vanity unit and wash hand basin, close coupled WC, heated towel rail, double walk in shower, obscured window to rear.

### Bedroom Four

10' 6" x 7' 8" ( 3.20m x 2.34m )  
Single Bedroom with window overlooking rear garden.

### Bedroom Two

14' 7" x 11' ( 4.45m x 3.35m )  
Double Bedroom with window overlooking rear garden and French patio doors to garden terrace.



### Master Bedroom

14' 9" x 11' 9" ( 4.50m x 3.58m )  
Spacious Master bedroom with built in wardrobes and French patio doors that open to a garden terrace.

### Ensuite Bathroom

Well-appointed bathroom with vanity unit and wash hand basin, close coupled WC, heated towel rail, bath and separate double walk-in shower.

### Garage & Gardens

The bungalow sits comfortably in substantial gardens, mainly laid to lawn with established, mature shrubs, trees and climbers. There are several terraced areas that are perfect for entertaining or just relaxing with a book however keen gardeners will find plenty of space to be creative. There are two very useful sheds both with power and lighting, a greenhouse and the property also benefits from a large, detached garage and workshop.

### Services

Mains electric, water and drainage  
Council Tax Band C

### Location

Witheridge is a thriving village situated approximately 11 miles from both the market towns of Tiverton and South Molton. Amenities include a public house, post office/store and a newsagent. There is also a primary school in the village and a bus service to neighbouring East Worlington Primary School, veterinary practice, health centre and parish church. Witheridge is also known as the gateway to the two moors being situated in equal distance from both Dartmoor and Exmoor. There is also a regular bus service which runs to Exeter and Barnstaple.



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## The Patches Tracey Green, Witheridge Tiverton

- Contemporary Detached Bungalow
- Four/Five Bedrooms
- Modern Kitchen & Bathrooms
- Lounge With Wood Burning Stove
- Extensive Gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

**£500,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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