



Winscote , Tiverton, Devon EX16 8DU
£1,275 Per Month

2/3 bedroom property is set within a beautiful large garden in the popular village of Rackenford. With updated interiors and well appointed rooms this property is a must see!

- 2/3 bedrooms
- Spacious Family Room and Kitchen
- New heating system installed
- Garage
- Updated throughout
- Solar panels
- Large Garden
- Utility

Description

Approaching through the gated driveway with ample parking, a good-sized single garage and wraparound gardens sits Winscote Bungalow.

The modern kitchen has been updated to a high standard with white gloss wall and base units and integrated appliances. From the kitchen is a lovely open dining area with beautiful large windows enabling natural light to pour through providing the perfect space for entertaining.

The property has a useful porch following through to the entrance hall and leading to further living areas. The utility room has base units and space for a washing machine and dryer. A door leads to the garage and another to the rear garden so plenty of places to hang coats and leave muddy boots when coming in from the garden.

The option to have the rooms to suit you is a nice plus point with this property. The reception room could also be a good size primary bedroom benefitting from patio doors leading out to the side garden.

The two further double bedrooms both have built-in wardrobes and windows that overlook the garden. Along the hallway is the airing cupboard that houses the hot water tank.

This property has wraparound gardens and sits centrally within them. There is huge scope for an extension, subject to planning, or a conservatory would make the most of the sizable gardens.

A new heating system was installed in 2023 with new radiators fitted throughout. The property also owns its Solar Panels.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by

The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Services, Council Tax and Tenure

Air Source Heat Pump, electricity, water and drainage.
Council tax band D
Tenure - Freehold.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

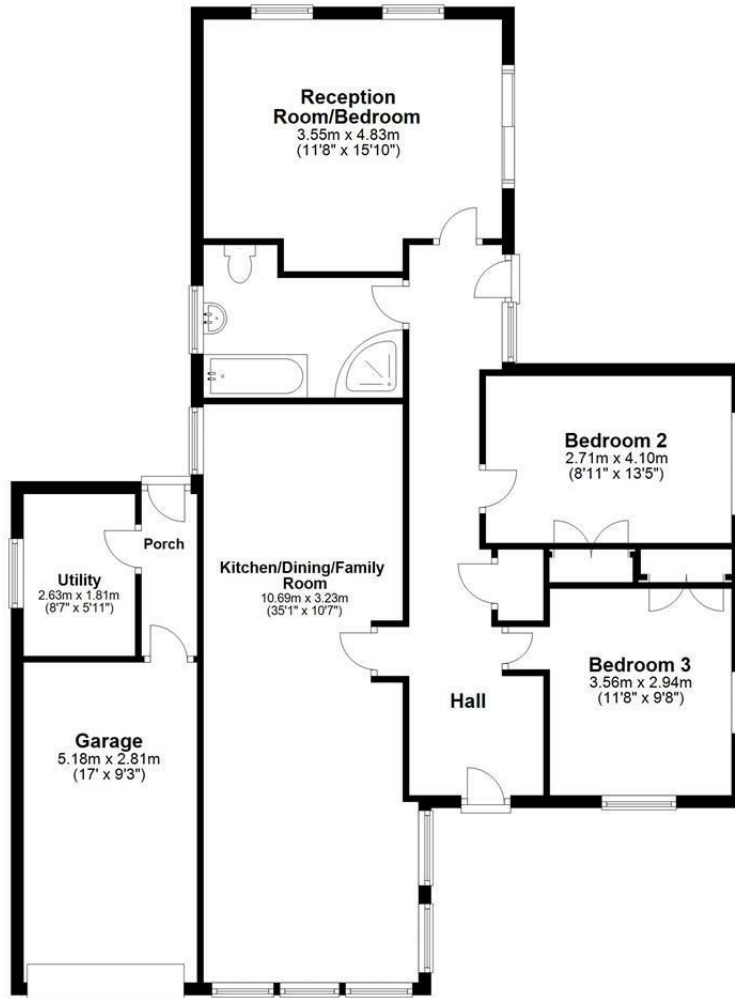
Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



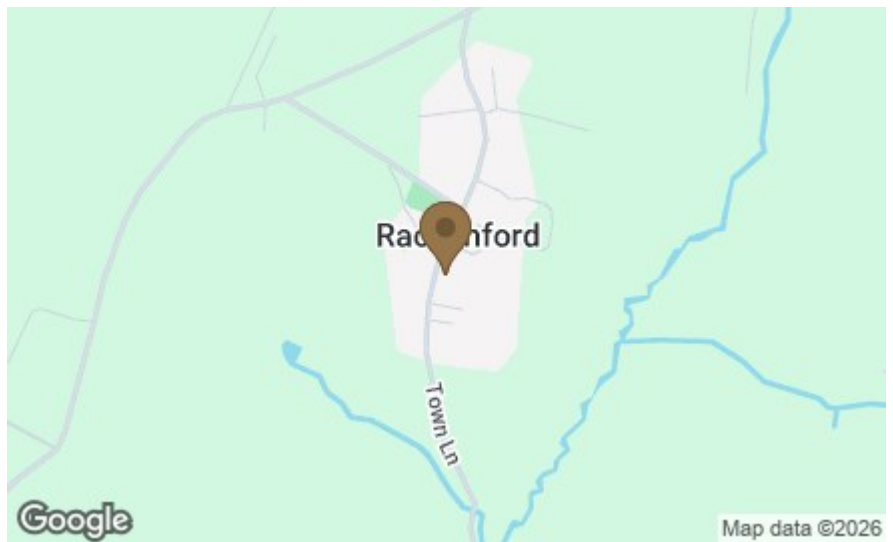


Ground Floor



Total area: approx. 115.2 sq. metres (1240.2 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate. Plan produced using PlanUp.



| 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 47 | 29 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |