



Merryside Villas, Witheridge, Tiverton, EX16 8AW

welcome to

Merryside Villas, Witheridge Tiverton

Offered to the market with NO ONWARD CHAIN is this mid terrace three bedroom home. In brief there is a kitchen/breakfast room, spacious lounge with doors to the garden, modern shower room and off-road parking.

Located in the village of Witheridge is this well-presented three-bedroom mid-terrace home. On approaching the property you will find off-road parking allocated for two vehicles. On entering the property is a well-equipped kitchen/breakfast room. To rear of the property is a spacious lounge with access to the rear garden. Competing the ground floor is a modern shower room. Upstairs, there are two double bedrooms and a single. Externally this property benefits from a fantastic rear garden which is laid to lawn with a patio area. Viewing is advised of this property which is priced to sell! NO ONWARD CHAIN.

Kitchen

There is a door to the front, a double-glazed window to the front and a door to the lounge, with wall and base units, a stainless-steel sink and drainer, with space for a cooker, washing machine, and a fridge/freezer. It also features an extractor hood, an understairs cupboard, an electric radiator, USB points, and is partially tiled.

Lounge

The lounge has a door to the hall and double-glazed patio-doors to the rear garden. Features a fireplace, electric radiator, storage cupboard, a TV point, and USB points.





Hall

The hall has doors to the lounge and shower room, an electric radiator, and stairs up to the first-floor.

Shower Room

Has three double-glazed windows to the side, with a WC, a wash hand basin with a cabinet, a wall-hung cabinet, a shower, electric radiator, and is fully tiled to the ceiling.

Landing

The landing has doors to all bedrooms, and the loft hatch.

Bedroom One

Double-glazed window to the rear, with an electric radiator and a built-in storage cupboard.

Bedroom Two

Features a double-glazed window to the front, with an electric radiator and an airing cupboard.

Bedroom Three

Has a double-glazed window to the front, with an electric radiator and USB points.

Loft Space

Insulated, with no ladder and not boarded.

Rear Garden

The rear garden has a patio area, with one step up to the main garden which is laid to lawn, and benefits from a wooden shed. Also has an outside tap and outside power points and lights. There is right of access through the neighbouring garden.

Agents Note

Please note the parking is accessed over a private road owned by North Devon Homes.

There are restrictions against keeping animals such as fowl, pigs, or any other non domestic animal on the property.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Merryside Villas, Witheridge Tiverton

- Mid Terrace Three-Bedroom Home
- Kitchen/ Breakfast Room
- Lounge with doors to the garden
- Off-Road Parking
- NO ONWARD CHAIN

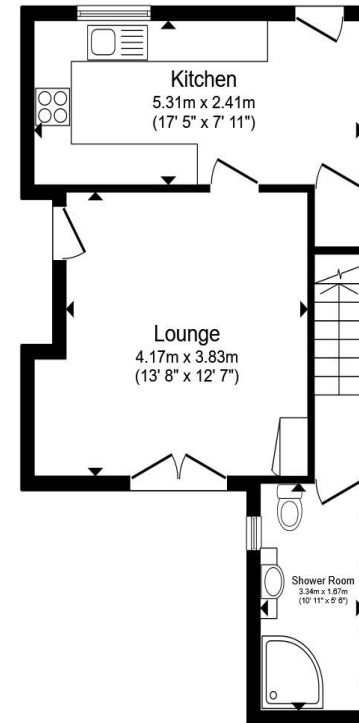
Tenure: Freehold

EPC Rating: E

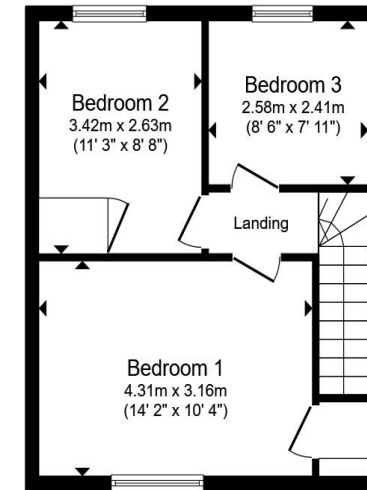
Council Tax Band: B

offers in excess of

£200,000



Ground Floor



First Floor

Total floor area 75.4 m² (811 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

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Property Ref:
TVT106204 - 0004

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.

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