



Little Hendon



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Bolham, Tiverton, EX16 7RB

Tiverton 1.9 miles | Exeter 15.7 miles | Tiverton Parkway 9 miles.

An immaculately presented three-bedroom home with three en suites, set in a large plot, located in the heart of Bolham offered to the market with no onward chain.

- Three Double Bedrooms
- No Onward Chain
- Immaculately Presented
- Large Garden & Patio
- Council Tax Band C
- Three En Suites
- Open Plan Living Space
- Accessible Location
- Tiverton 2 Miles / M5 J27 8 Miles
- Freehold

## Guide Price £450,000

### DESCRIPTION

Little Hendon is a charming three-bedroom home with three en suite bathrooms and spacious accommodation all within a large plot, set in the popular village of Bolham. The village has amenities including a popular primary school and a country house hotel.

Downstairs the property benefits from an open plan layout providing generous space for dining, comfort and entertaining, opening into the kitchen with bifold doors onto the garden the property is immaculately presented throughout having been recently modernised by the current owners. Upstairs the property is served by three generous bedrooms all with en suites.

Outside the property sits in a large plot and is laid to lawn bordered by mature plants and shrubbery. On street parking is available to the front of the property.

### SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating.  
Ofcom predicted broadband services - Standard & Ultrafast.  
Ofcom predicted mobile coverage for voice and data: External (variable)- EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Bolham Conservation Area.

### DIRECTIONS

What3Words:///opposites.meaty.notices  
Google Drop Pin: <https://maps.app.goo.gl/9JQGS7nUeGUZNgHT9>





