



**Willow Rise, Witheridge Tiverton EX16 8FD**



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## **Willow Rise, Witheridge Tiverton**

A beautifully kept three-bedroom detached home, still under warranty. This property offers a modern kitchen/diner & bright living room. Two doubles and a single, bathroom & shower room. Rear enclosed garden, driveway parking plus garage. Move-in ready!

Detached three-bedroom home positioned on the edge of the village of Witheridge and benefiting from the remaining 10-year warranty. This home occupies a pleasant position. On entering the property you will find an entrance hall, with stairs to the first floor. To the right sits the living room with a bay window.

The kitchen is well equipped with a range of units, a great sociable space with space for a dining table. Double doors lead to the enclosed garden. A useful understairs cupboard provides additional storage, and a cloakroom with WC and vanity basin sits just off the kitchen. On the first floor, the landing includes a useful storage/boiler cupboard and gives access to three bedrooms and the main bathroom.

Bedroom One is a spacious dual-aspect double room with a modern en-suite shower room. There are a further two bedrooms, one single and a double. Completing the accommodation is a family bathroom. Outside, the property has a rear enclosed walled garden. This is predominantly laid to lawn. There is a storage shed, side access and door to the garage. The property has off road parking and a garage equipped with power, lighting and a door to the garden.

Viewing is advised to appreciate this property in full.

### **Entrance Hall**

Entrance hallway with doors to lounge kitchen / diner and, stairs to the first floor.

### **Cloakroom**

Radiator, WC, Wash Hand Basin, extractor fan, partially tiled.

### **Lounge**

Double glazed window to the front + side, radiator x2, TV Point.

### **Kitchen/Diner**

Double glazed to front + side. Patio doors into the rear garden. Wall + base units. Integrated Dishwasher, space for Washing machine, Fridge freezer. One and a Half bowl stainless steel sink + drainer. Gas hob + electric oven. Extractor hood, radiator, Splashback, understairs cupboard + door to downstairs cloakroom.

### **Landing**

Doors to all rooms. Radiator, Airing cupboard housing boiler, loft hatch.





### **Bedroom One**

Double glazed to front + side, radiator, Telephone point.

### **En Suite**

Double glazed window to front, Heated Towel Rail, WC, Wash Hand Basin. Shower, Extractor fan, Shaver points, partially tiled.

### **Bedroom Two**

Double glazed to front, radiator.

### **Bedroom Three**

Double glazed to side, radiator, wall hung units.

### **Bathroom**

DG Window to side, Heated Towel Rail, WC, Wash Hand Basin. Bath with shower attached. Shaver points, partially tiled. Extractor fan.

### **Loft Space**

Insulated - Partly boarded, lights, ladder.

### **Front Garden**

Power point, laid to lawn, hedging + shrubs, outside light.

### **Rear Garden**

Rear enclosed garden with patio area borders with shrubs, bin store. Outside shed, Water tap. Gate out to parking + garage. Door into garage.

### **Parking**

Driveway parking for two cars.

### **Outbuildings**

Garage has power + light + loft space.

### **Agents Note**

This property has gas central heating via a central Calor Gas tank which serves the whole of Willow Rise.



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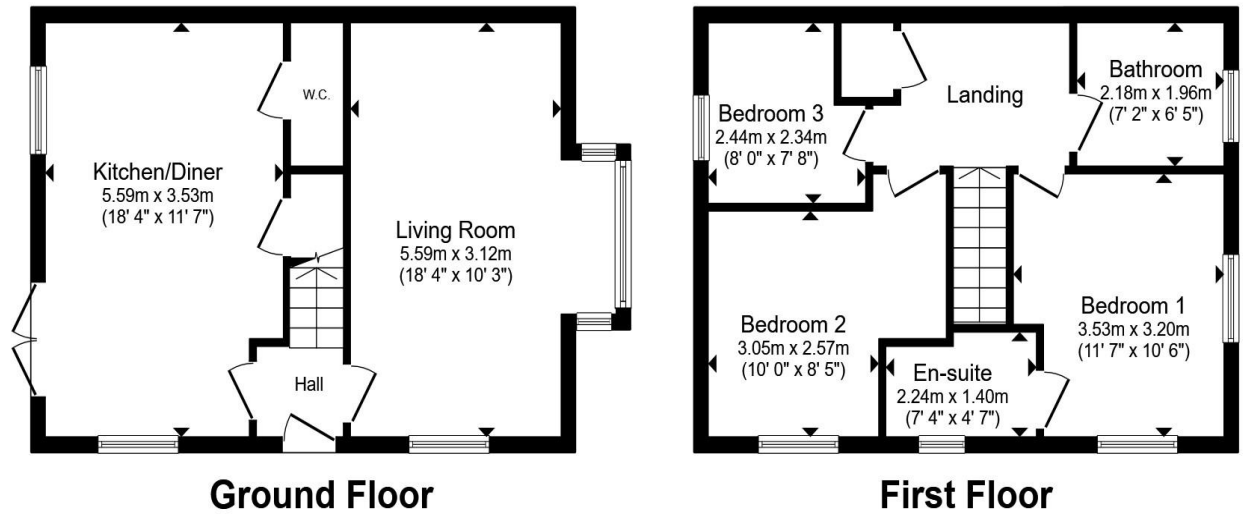
- Three Bedroom Detached Home
- Kitchen/Diner
- Cloakroom & Ensuite Shower Room
- Lounge
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£300,000**



Total floor area 87.1 m<sup>2</sup> (937 sq.ft.) approx

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Property Ref:  
TVT106046 - 0003

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