

Asking Price £215,000



25 Cannington Road, Witheridge, Tiverton, EX16 8EZ

- NO ONWARD CHAIN
- No management charges
- Garage and parking
- Ready now
- No through road
- New carpets throughout
- Enclosed rear garden
- Generous accommodation

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



25 Cannington Road, Tiverton EX16 8EZ

Ready to move straight into, this three-bedroom home enjoys a private setting, new carpets throughout, no onward chain and no management charges.



Council Tax Band: B



Situated within a private no-through road serving just two properties, this well-presented three-bedroom semi-detached home offers a peaceful setting while remaining conveniently placed for local amenities.

With no management charges, no onward chain and new carpets fitted throughout, the property is ready for immediate occupation.

The front door opens into a welcoming entrance hall with stairs rising to the first floor, a useful cloakroom and access to the principal ground floor accommodation.

Positioned to the front of the property, the kitchen is fitted with a range of matching wall and base units, offering generous cupboard and worktop space.

Integrated appliances include an electric oven with hob above, together with plumbing and space for a washing machine.

To the rear, the spacious living and dining room provides an excellent everyday living space with plenty of room for both lounge and dining furniture.

Doors open directly onto the enclosed rear garden, allowing natural light to fill the room and creating an ideal space for entertaining or family life.

Upstairs, the landing leads to three well-proportioned bedrooms, all freshly presented with newly fitted carpets.

The family bathroom is fitted with a white suite comprising a panelled bath with shower over and screen,

wash hand basin and WC.

Outside, the property enjoys off-road parking together with an adjoining garage.

The enclosed side and rear garden is predominantly laid to lawn with established shrub borders, providing a safe and private space to enjoy throughout the year.

An external oil-fired boiler serves the central heating system.

Offered to the market with no onward chain, this is an excellent opportunity to purchase a well-maintained home that is ready to move straight into.

Utilities

Mains electric, water, and drainage. Oil fired central heating.

Tenure

Freehold

Local authority

North Devon Council

Management fees

None.



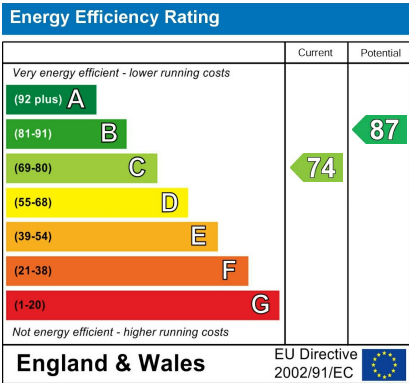
Directions

What3words charging.recruiter.hushed

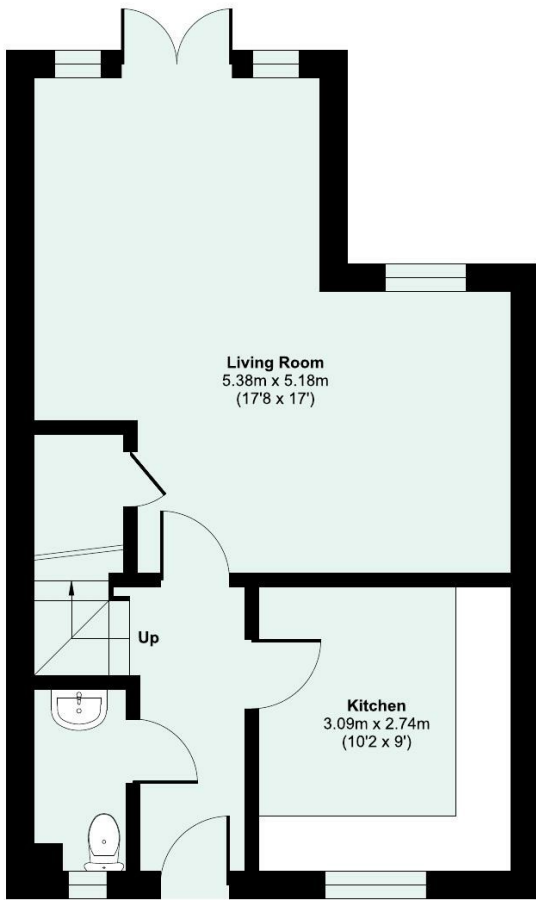
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

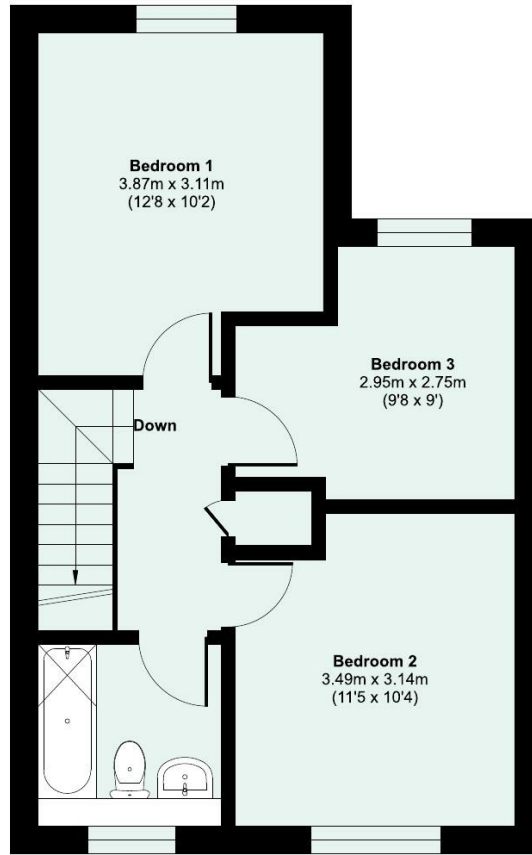
EPC Rating: C



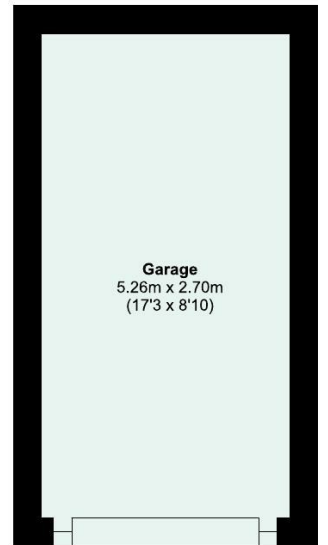
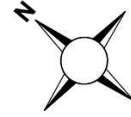
Approximate Area = 858 sq ft / 79.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1495597

