



**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.



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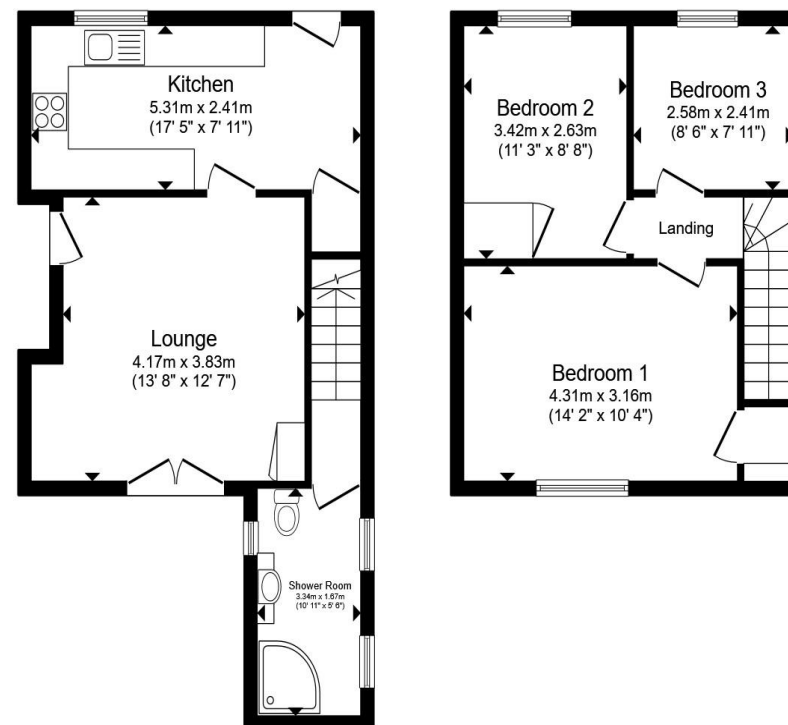
## Merryside Villas, Witheridge Tiverton

- 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 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
TVT106204 - 0003

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