



Westway, Sawyers Mill, Shillingford, Tiverton, EX16 9AY

welcome to

Westway Sawyers Mill, Shillingford Tiverton

Call Fox & Sons today to view this detached three bedroom bungalow, set behind a gated entrance with wrap around gardens. Offering a spacious dual aspect lounge with fireplace, kitchen/breakfast room, three double bedrooms, a modern shower room, separate WC, garage, and driveway. No chain.

Call Fox & Sons today to arrange a viewing of this detached three bedroom bungalow, set behind a gated entrance, and surrounded by generous wrap-around gardens.

Upon entering, you are welcomed by a spacious entrance hall providing access to all rooms. The accommodation is thoughtfully arranged, with the bedrooms located to the left and the living areas to the right.

The front facing kitchen/breakfast room is fitted with a range of wall and base units, offering ample storage and workspace. To the rear, the dual aspect lounge enjoys plenty of natural light and features a fireplace. The particularly spacious hallway also provides access to the rear garden.

There are three double bedrooms, with the principal bedroom benefiting from a built-in wardrobe. Completing the accommodation is a modern shower room and a separate WC.

Externally, the property enjoys a gated entrance, a driveway providing off-road parking, and a garage. The wrap around gardens are a standout feature of the home. The private rear garden is mainly laid to lawn and bordered by mature hedging, creating a peaceful outdoor space. There is also a patio seating area, and a small greenhouse.

Offered to the market for the first time in 57 years, with potential for developing the grounds subject to planning permission. Can be sold fully furnished or unfurnished at no extra cost.

This property is being offered for sale by traditional auction on Thursday 10th September, unless sold prior.

Entrance Porch

The entrance porch has a storage cupboard and a door into the hallway.

Hallway

Doors to the kitchen and lounge, with a door to the hallway with access to all bedrooms and shower room. Also patio doors into the rear garden.

Kitchen

The kitchen has a double-glazed window to the front, with wall and base units, an electric hob, a double eye-level oven, an extractor fan, a one bowl sink and drainer, a radiator and the boiler, and space for a fridge/freezer, washing machine and dishwasher. It also features an airing cupboard, storage cupboard, the loft hatch, and is partially tiled.

Lounge

The lounge has a double-glazed window to the side, and a double-glazed picture window to the rear, with an electric fireplace and radiator.

W.C.

Has a W.C. and a double-glazed window to the front.





Bedroom One

Has a double-glazed window to the rear and a radiator.

Bedroom Two

Has a double-glazed window to the front, with a radiator and fitted wardrobes.

Bedroom Three

Double-glazed window to the rear, with a radiator.

Shower Room

Has a double-glazed window to the front, with a wash hand basin with cabinet under, a radiator, a shower, and is fully tiled to the ceiling.

Driveway Parking

Rear Garden

The rear garden is laid to lawn with mature trees and shrubs, with patio areas, access to the front, and an outside tap.

Garage

The garage has power and light, with both front access and rear access to the potting area.



Agents Note

Please note this property is a woolaway construction.

It is our understanding that the title is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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.

Auction

For sale via traditional auction on Thursday 10th September at Fox & Sons property auctions Grand Connaught Rooms, 61-65 Great Queen Street, LONDON, London, WC2B 5DA.



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welcome to

Westway Sawyers Mill, Shillingford Tiverton

- Detached Bungalow
- Kitchen/Breakfast Room
- Wrap-Around Gardens
- Gated Entrance, Off-Road Parking, and Garage
- NO ONWARD CHAIN
- For Sale via Public Auction on 10th September, Unless Sold Prior

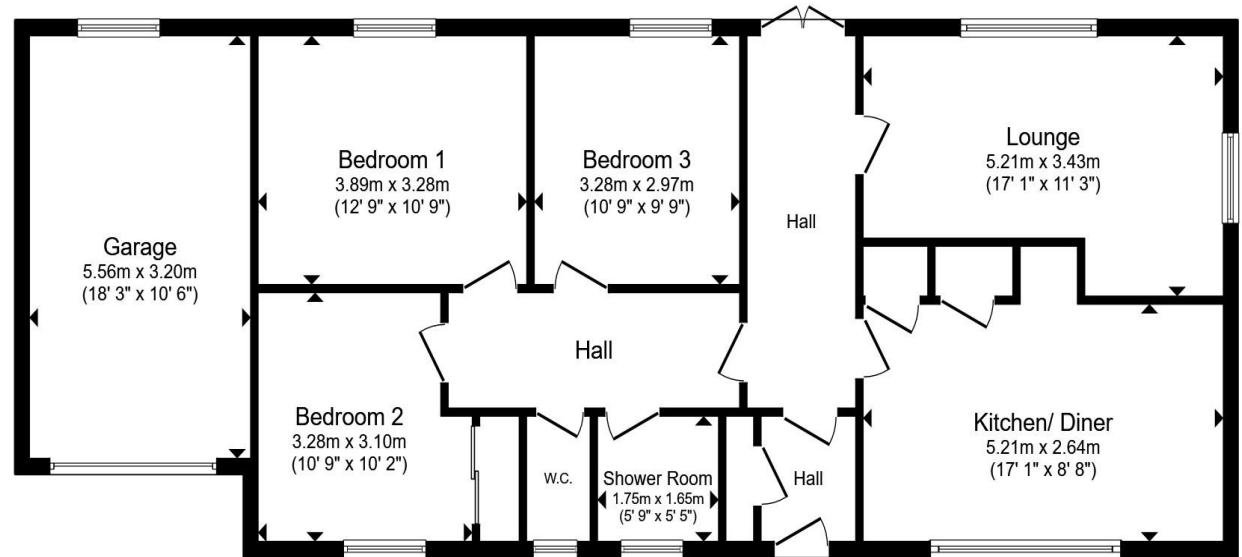
Tenure: Freehold

EPC Rating: E

Council Tax Band: D

guide price

£250,000



Total floor area 111.2 m² (1,196 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:

TVT106272 - 0003

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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