



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

**welcome to**

## **Willow Rise, Witheridge Tiverton**

Located on the outskirts of the village of Witheridge is this nearly new detached three bedroom bungalow. Benefiting from the remainder of 10 Year Warranty. In brief this home comprises two reception rooms, a well equipped Kitchen/ breakfast room, utility room & cloakroom. Garage & Off Road Parking

### **Description**

GUIDE PRICE £350,000 - £360,000. Fox & Sons are pleased to offer to the market this beautifully presented detached bungalow. Offering 108m<sup>2</sup> of living space this bungalow is larger than average. On entering the bungalow the accommodation is light and bright with an elegant feel throughout. The spacious entrance hall leads to all rooms, The contemporary kitchen is well appointed and has the added benefit of a breakfast area, there is also a very handy utility room. The comfortable lounge has French doors opening to the rear terrace and garden. This property further benefits from a separate dining room. The bedrooms are all generous in size with the main bedroom benefiting from an ensuite shower room. Completing the accommodation is a family bathroom and a cloakroom. Externally this property has a rear enclosed garden laid mainly to lawn, and a terrace that is perfect for those Summer barbecues. To the side of the property is an attached garage with off road parking to the front.

This property was built by Lark Fleet homes in 2020 and is located in Willow Heights in Witheridge and benefits from the remainder of the 10 year LABC Warranty. So without delay call Fox & Sons today to arrange your internal viewing.

### **Entrance Porch**

Covered Porch to the front door, window to the side

### **Entrance Hall**

Central hall with doors off to all rooms. Grey wood effect laminate flooring.

### **Cloakroom**

Double glazed obscure window to the front, close coupled WC, hand wash basin and radiator.

### **Kitchen**

10' 10" x 10' 5" ( 3.30m x 3.17m )

Double glazed windows to the sides, dual aspect room. Modern Matt white fitted Kitchen with a range of wall and base units. 1 and 1/2 bowl sink with single drainer, mixer tap over. Eye level double Bosch oven and grill. Integrated dishwasher & fridge freezer. Five burner gas hob with extractor fan over. Opening to breakfast area.

### **Breakfast Room**

9' 1" x 7' 10" ( 2.77m x 2.39m )

Accessed from the kitchen is this breakfast area. Door to the utility room

### **Lounge**

13' 11" x 13' 4" ( 4.24m x 4.06m )

Double glazed window to the side, double French doors to the patio, radiator.

### **Dining Room**

9' 6" x 8' 4" ( 2.90m x 2.54m )

Double glazed window to the side, slatted blind shutters. radiator.

### **Utility Room**

7' x 6' ( 2.13m x 1.83m )

Wall hung Valiant central heating boiler. Half glazed door to the side, radiator. Wall and base units with a black marble effect work surface over. Space and plumbing for a washing machine and tumble dryer.







### **Inner Hall Way**

Doors to all rooms, two storage cupboards and a radiator.

### **Bedroom One**

12' x 9' 10" ( 3.66m x 3.00m )

Double glazed window to the rear with shutter. Built in wardrobe, radiator.

### **Ensuite Shower Room**

Ensuite Shower Room, double glazed obscure window to the rear, Heated towel rail, shower cubical, WC and wash hand basin.

### **Bedroom Two**

15' 2" x 8' 8" ( 4.62m x 2.64m )

Bay double glazed window to the front with shutters, radiator

### **Bedroom Three**

9' 5" x 8' 5" ( 2.87m x 2.57m )

Double glazed window to the front with shutters, radiator

### **Family Bathroom**

Double glazed obscure window to the rear, white suite bathroom. Bath and separate shower cubical. Fully tiled, heated towel rail., WC and hand wash basin.

### **Parking**

Off Road parking for two cars as well as the garage.,

### **Garage**

Up and over door, power and light, door to the side.

### **Garden**

Externally this property has a rear enclosed garden laid mainly to lawn, and a terrace that is perfect for those Summer barbecues.

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed

### **Location**

Witheridge is a thriving village situated approximately 11 miles from both the market towns of Tiverton and South Molton. Amenities include a public house, post office/store and a newsagent. There is also a primary school in the village and a bus service to neighbouring East Worlington Primary School, veterinary practice, health centre and parish church. Witheridge is also known as the gateway to the two moors being situated in equal distance from both Dartmoor and Exmoor. There is also a regular bus service which runs to Exeter and Barnstaple.

### **Services**

Mains electric, water & sewerage

Calor gas

Council Tax Band E

### **Maintenance Fee**

Remus Management £236 for year 1st April 2022 - 31st March 2023 for the common garden space.



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## **Willow Rise, Witheridge Tiverton**

- GUIDE PRICE £350,000 - £360,000
- Detached Three Bedroom Bungalow
- Kitchen/Breakfast Room
- Two Reception Rooms
- Council Tax Band D

Tenure: Freehold EPC Rating: C

**£350,000**



Total floor area 119.3 sq.m. (1,284 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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