



**Butts Close, Witheridge Tiverton EX16 8AJ**

**welcome to**

## **Butts Close, Witheridge Tiverton**

Viewings are advised of this superb home. Featuring a generous lounge and modern kitchen/.diner. There is a driveway leading to an impressive integral garage—perfect for storage or a home business. There is also a conservatory, utility room, and a level rear garden.

### **Entrance Porch**

Door to hallway.

### **Entrance Hall**

Doors to kitchen and lounge. Stairs up to first floor.

### **Cloakroom**

Single glazed window to rear. WC, wash hand basin, partially tiled.

### **Lounge**

14' 10" Max x 11' 4" Plus Bay Window ( 4.52m Max x 3.45m Plus Bay Window )

Single glazed window to rear. WC, wash hand basin, partially tiled.

### **Kitchen**

11' 3" Max x 14' 10" Max ( 3.43m Max x 4.52m Max )

Single glazed window to rear. The kitchen has a range of wall and base units with work surface over and partially tiled. Double eye level oven, induction hob, extractor fan, one bowl sink with drainer. Integrated dishwasher and space for fridge/ freezer. Radiator, cupboard housing central heating boiler. Door to conservatory.

### **Conservatory**

12' Max x 18' 6" Max ( 3.66m Max x 5.64m Max )

Single glazed windows to front and rear. Two doors to rear garden. Power and light.

### **Utility Room**

9' 5" Max x 6' 10" Max ( 2.87m Max x 2.08m Max )

Door to garage. Base units with one stainless steel sink with drainer. Space for washing machine and tumble dryer.

### **Landing**

Doors to all rooms. Loft hatch.

### **Bedroom One**

14' 10" Max x 11' 5" Max ( 4.52m Max x 3.48m Max )

Double glazed window to front. Built in wardrobe, radiator.

### **Bedroom Two**

12' 6" Max x 9' 10" Plus Door Recess ( 3.81m Max x 3.00m Plus Door Recess )

Two double glazed windows to rear. Radiator.

### **Bathroom**

Double glazed window to rear. WC, wash hand basin with cabinet, heated towel rail, bath with shower over, partially tiled, extractor fan, shaver points, spotlights.

### **Front Garden**

Patio area. Shrubs boarder.

### **Rear Garden**

The rear enclosed garden is laid to lawn with a patio area.

### **Driveway Garage**

23' 1" Max x 12' 7" Max ( 7.04m Max x 3.84m Max )

Power & light.

### **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, together with a GP medical centre, veterinary practice, parish church and busy village hall. There is a primary school in the village (OFSTED "Good") and a bus service to the neighbouring East Worlington Primary School. There is also a regular bus service to



South Molton and Tiverton, as well as Exeter and Barnstaple. Witheridge is also known as the gateway to the two moors, lying midway between Dartmoor and Exmoor.

**Office Hours**

Monday - Friday 9am- 5:30pm

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## **Butts Close, Witheridge Tiverton**

- End of Terrace Two Bedroom Home
- Kitchen/Diner
- Spacious Lounge
- Utility Room, WC, & Conservatory
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

**£200,000**



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