



**Apple Tree Close, Witheridge, Tiverton, EX16 8AR**



**welcome to**

## **Apple Tree Close, Witheridge Tiverton**

Located in the heart of Witheridge is this well-presented two-bedroom detached bungalow. In brief the accommodation includes a spacious lounge/diner and well-equipped kitchen. Front and rear gardens. Garage and off-road parking. NO ONWARD CHAIN.

Located within a cul de sac position is this two-bedroom detached bungalow which is offered to the market with NO ONWARD CHAIN. On opening the front door, you enter into a covered passageway which provides access to bungalow and the garage. From here a side door opens into the property. The hallway is spacious and provides access to all rooms. The kitchen is front facing and is well equipped with a range of wall and base units. The lounge is spacious with a fire surround housing an electric fire. The lounge has space for a dining room table and flows nicely from the kitchen.

There are two double bedrooms which are both overlooking the garden and with access to the garden. Both rooms benefit from built in storage. Completing the accommodation is a conservatory and a shower room.

Externally, the bungalow benefits from off-road parking and a garage. To the front is a garden which is laid to lawn and to the rear a manageable garden space. Which is enclosed, predominantly laid to lawn with a seating area and garden shed. This property is heated via oil central heating. Viewing is advised to appreciate this property in full, call Fox & Sons today to schedule your viewing!

### **Entrance Porch**

Door to property and door to covered area which provides access to garage and garden.

### **Lounge/Diner**

16' 11" Max x 11' 10" Max ( 5.16m Max x 3.61m Max )  
Double glazed window to front. Fire surround housing electric fire, two radiators, TV point. Space for a dining table.

### **Kitchen**

12' 5" x 6' 5" ( 3.78m x 1.96m )  
Double glazed window to front. The fitted kitchen has a range of wall and base units with worktop over and partially tiled. One and half bowl stainless steel sink, cooker, extractor hood, washing machine, space for undercounter fridge/freezer.

### **Landing**

Doors to all rooms. Airing cupboard, loft hatch, radiator.

### **Bedroom One**

9' x 12' 10" ( 2.74m x 3.91m )  
Double glazed window to rear and double-glazed door to garden. Built in wardrobe, radiator, TV point.





### **Bedroom Two**

9' 4" x 9' 10" ( 2.84m x 3.00m )  
Double glazed patio doors to conservatory.  
Radiator.

### **Shower Room**

Double glazed window to side. Wash hand basin,  
WC, shower, partially tiled, heated towel rail,  
extractor fan.

### **Conservatory**

8' x 9' 5" ( 2.44m x 2.87m )  
UPVC, patio doors to garden. Power and light,  
electric radiator.

### **Front Garden**

The front garden is laid to lawn with shrubs. Outside  
tap.

### **Rear Garden**

The rear enclosed garden is laid to lawn with trees,  
shrubs and stone area. Garden shed, oil tank and  
access to the front.



### **Off Road Parking**

Driveway parking.

### **Garage**

17' 3" x 8' 7" ( 5.26m x 2.62m )  
Power and light. Central heating boiler.

### **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.

### **Office Hours**

Monday - Friday 9am- 5:30pm  
Saturday- 9am- 2pm  
Sundays - Closed

### **Agents Note**

Please note this property is awaiting Grant of  
Probate.



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## Apple Tree Close, Witheridge Tiverton

- Detached Bungalow
- Two Bedrooms
- Kitchen
- Spacious Lounge
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: E

Council Tax Band: B

guide price

**£250,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
TVT105788 - 0010

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