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1 MELHUISH CLOSE

Witheridge, Tiverton, Devon EX16 8AZ

£250,000 FREEHOLD

Predicted Rental Income

£1100PCM

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A well-presented two/three bedroom link-detached bungalow, quietly positioned within a cul-de-sac and benefitting from a driveway and enclosed gardens. The property is attractively maintained throughout and further advantages include solar panels.

South Molton Office: The Square, South Molton, North Devon, EX36 3AQ **Email:** southmolton@webbers.co.uk

Key Features

- TWO/THREE BEDROOMS
- WELL-PRESENED ACCOMODATION
- SOLAR PANELS
- DRIVEWAY PARKING
- ENCLOSED GARDEN
- WOOD BURNING STOVE
- CUL-DE-SAC LOCATION
- VIEWING ADVISED

Overview

A well-presented two/three bedroom link-detached bungalow, quietly positioned within a cul-de-sac and benefitting from a driveway and enclosed gardens. The property is attractively maintained throughout and further advantages include solar panels.

The well-proportioned accommodation comprises an entrance porch leading into the entrance hall, which features both a useful cloak cupboard and an airing cupboard. The living room is a generous size and enjoys the added feature of a wood-burning stove. The kitchen has been extended to form a kitchen/diner and is fitted with a range of wall and base units, with space for an electric oven and plumbing for a washing machine. A door provides direct access to the rear garden. There are two double bedrooms and one single bedroom. The accommodation is completed by a stylish, partly tiled bathroom, fitted with a bath and shower over, vanity unit with wash hand basin, and WC.

Outside

To the front of the property is a level lawn with established flower beds and a concrete pathway leading to the front door. A driveway provides access to the garage, which has been partially converted at the rear to create an additional bedroom or study. To the rear is a fully enclosed, level garden, mainly laid to lawn, with a patio seating area, decking, and a pond. The garden further benefits from two timber stores and a greenhouse.





The Area

Surrounded by outstanding countryside, Witheridge is a popular rural village with amenities which include a church, primary school, a well-known public house, a post office/store, the La Petite Bouchee restaurant in the Square, a large health centre and a newsagent. The village is approximately 10.5 miles from the market town of South Molton and 11 miles from Tiverton and access to the M5 and national rail links at Tiverton Parkway. There is a regular bus service running from Barnstaple to Exeter and the area also offers a wide range of outdoor pursuits.





Services and Utilities

Mains water, electricty and drainage. Wood burning stove and solar panels.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

///doubts.rocket.hazy

View this property

Please contact our South Molton Office on 01769 573181

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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Viewing

Please contact our **South Molton** office on **01769 573181** if you wish to arrange a viewing appointment for this property or require further information.

Melhuish Close, Witheridge, Tiverton, EX16 8AZ

Approximate Area = 844 sq ft / 78.4 sq m
Garage = 67 sq ft / 6.2 sq m
Total = 911 sq ft / 84.6 sq m
For identification only - Not to scale



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk**

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