



17 Fore Street, Devon, EX16 8AH
£295,000

Welden
Edwards
Supporting your every move

A very well presented three bedroom end of terrace cottage sat within the picturesque rural village of Witheridge. The property offers spacious living accommodation throughout and a sunny rear garden.

Description

Centrally located within the small but popular village of Witheridge, this three bedroom cottage offers comfortable yet clean and modern living.

On entering the cottage from the street, you are welcomed into the lounge, a spacious room with neutral decoration, good carpets and a stone fireplace with a log burner. To the right is a useful study, perfect for working from home. To the rear, the kitchen offers a large range of wall and base units and ample space for a large dining table in the centre. There is a useful downstairs WC which an accompanying hand basin.

Upstairs, the property offers three good bedrooms and a modern bathroom with a shower over the bath. To the rear, the garden is tiered and enjoys an area laid to patio, perfect for a BBQ and seating area. There is also a level area laid to lawn and a large outbuilding that would make the perfect hobby room, gym or even a home cinema!

Services, tenure and Council Tax

Mains electricity, water and drainage. Oil central heating. Council tax band B.
Freehold tenure.

Mobile EE - None, Three - Limited, 02 and Vodafone - Likely
Broadband - Superfast 72 Mbps - Openreach (ofcom.org.uk)

Witheridge

Witheridge is a lovely village situated between Tiverton and South Molton, offering a range of fantastic amenities such as village shops, hairdressers, doctors surgery, primary school, and two public houses.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



