



5 Brooke Road, Witheridge, EX16 8AT
Freehold
Price £210,000
Council Tax Band - B

A spacious and well presented TWO DOUBLE BEDROOMED semi detached bungalow with attached garage set on a good size level plot, located in the popular village of Witheridge. Offered with Vacant Possession and No Onward Chain.

Benefitting from well apportioned rooms throughout, the accommodation comprises of a uPVC double glazed entrance door leading in to an entrance hall with storage cupboard, modern fitted kitchen with space for appliances, lounge/dining room, bathroom/wet room, large bedroom one with built in wardrobes, flexible bedroom two option with door leading out to a large conservatory that over looks the rear garden and door directly into the garage.

Outside, the property is landscaped with block paving providing easy wheelchair access if required further befitting from non slip areas and enclosed oil tank storage to the rear, while the front garden is laid to lawn with drive for off road parking for two/three vehicles leading to the garage and entrance door. The property further benefits from uPVC double glazed windows and doors and Oil fired heating with combi boiler servicing hot water and heating.

Witheridge is situated between the market towns of Tiverton and South Molton, with a large village offering an excellent range of facilities including a primary school, doctors' surgery, veterinary practice, shops, hairdresser, award winning farm shop, tea rooms, two public houses, church and village hall. The village has a thriving community with sports and social clubs including football, cricket, fitness classes, bowling and art classes. An excellent bus service provides access to Tiverton and South Molton where further amenities can be found. The M5 and Tiverton Parkway mainline station can be accessed via the North Devon Link Road at Tiverton j27 offering links to Paddington London or Reading for the Elizabeth line or westbound to Exeter City airport and City Centre.

Entrance Porch

Offering a UPVC double glaze entrance door leading in stain Glass window and second window leading into.

Entrance Hall



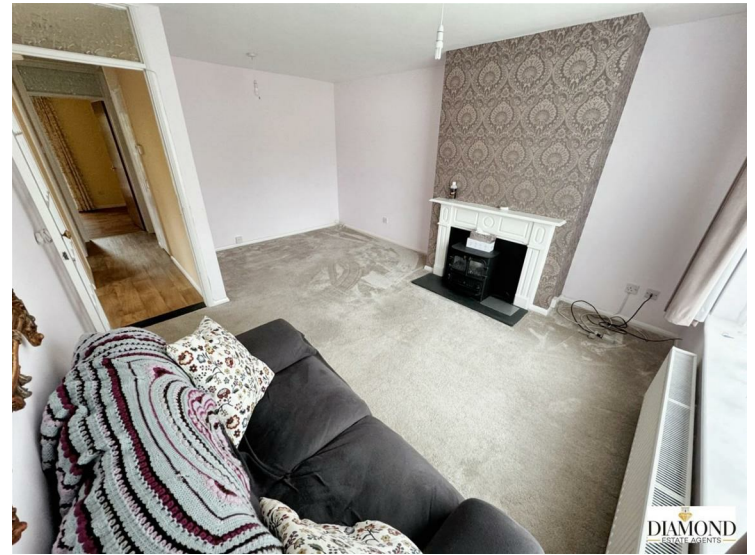
Entering the property from the drive leading to a uPVC double glazed entrance door, fitted with radiator, coving, loft hatch leading to the attic space, storage cupboard and doors leading to

Kitchen



Comprising of a rolled work surface fitted with a one and a half stainless steel sink unit with mixer tap over, range of cupboards and drawers under, matching eyelevel cupboards, tiled splashbacks, space and plumbing for washing machine and dishwasher, built-in double oven with full ceramic electric hob with cooker hood above, space for fridge/freezer, consumer unit, strip light and uPVC double glazed windows to front aspect.

Lounge/Dining Room



A spacious lounge/diner, featuring a fireplace flue with slate hearth as its centre piece, t.v. and telephone point, radiator, uPVC double glazed windows to front aspect allowing ample natural light to flood the space enhancing its welcoming ambiance.

Bedroom One



A double bedroom offering space for multiple items of furniture comprising a radiator and built-in sliding door wardrobes, coving, t.v. point and uPVC double glazed window to rear aspect overlooking into the conservatory and garden.

Bedroom Two/Dining Room Option



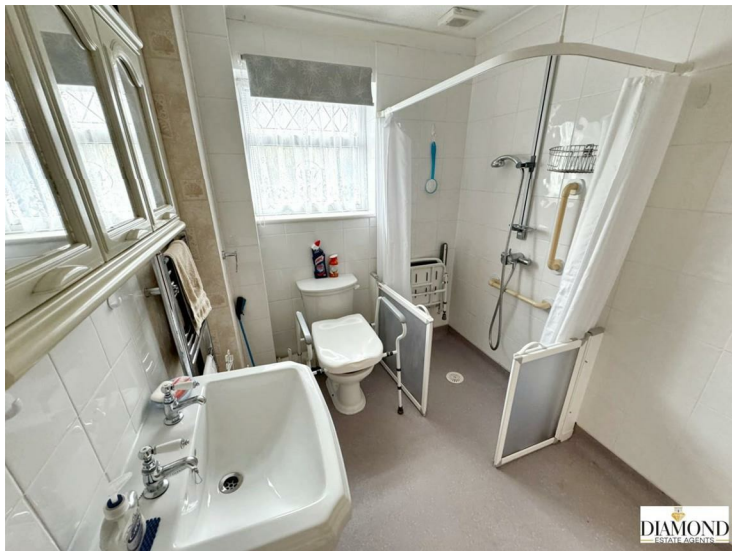
Bedroom two offers a versatile space that can be utilised as a formal dining room if required fitted with radiator, coving, laminate wood flooring and uPVC double glazed door leading to a stunning conservatory.

Conservatory



An excellent addition to the rear of the property that provides seamless indoor-outdoor living and a great space for entertaining fitted with two radiators and uPVC double glazed windows and double doors overlooking and leading out to the rear garden and door leading to garage.

Wet Room Shower Room



The bathroom is designed with functionality and accessibility in mind. It features a walk-in shower with support rails, making it ideal for individuals with mobility needs if required. The room is fully tiled, offering a clean and contemporary look, complete with a pedestal wash hand basin, low level w.c., coving, extractor fan, chrome heated towel radiator and uPVC double glazed window to side aspect.

Front Garden

To the front the property enjoys a large area laid to lawn providing a range of flower beds with flowers and shrubs. The large drive is accessed off the main road with dropped kerb offering off road parking for two/three vehicles leading to the garage and entrance door.

Rear Garden



A wonderful low maintenance rear garden landscaped to enable a minimalistic gardener to enjoy the space providing easy wheelchair access if required with sloping pathway leading to side gate entrance to pedestrian pathway, nonslip decked area and block paving with flowerbeds and shrubs with enclosed oil tank providing energy to Property .

Garage



A good size garage offering light and power with up and over door to front aspect onto the drive comprising of a freestanding Grant Vortex combi condensing oil boiler range servicing hot water and heating to the property..

What3Words



///salt.master.heartburn

Services and Property Information

Conservatory was installed in 2003. A drimaster eco ventilation system was installed with a 7 year warranty in 2007.

There is mains electricity, mains water and mains drainage. Oil fired central heating.

Diamond Estate Agents 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>

Agent Information

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to

you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

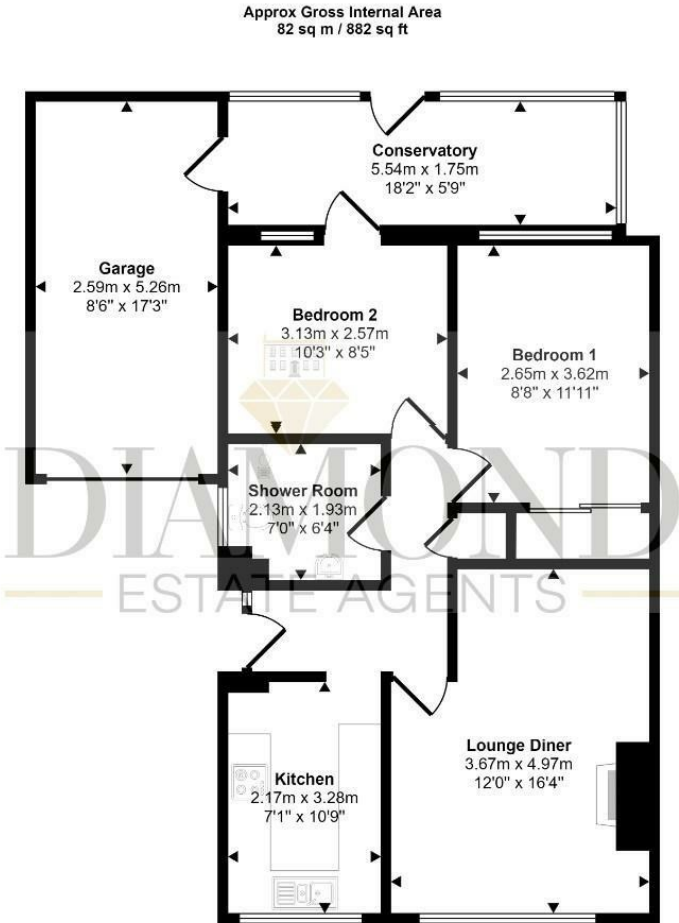
PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan



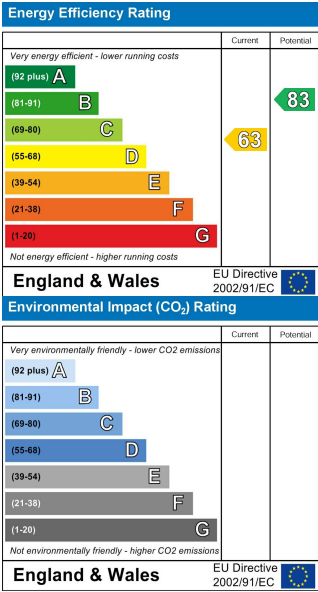
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. 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.