

31 Cannington Road
Wetheridge, Tiverton, EX16 8EZ

£260,000
Asking Price



EPC C





- 3 Bedrooms
- Kitchen/diner
- Utility
- Bathroom
- Cloakroom
- Garage
- Village location
- Built in kitchen appliances



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

A 3 bedroom family home, with garage and parking in the thriving mid Devon village of Witheridge.



The Property

This is a lovely family home situated in the popular Mid Devon village of Witheridge.

The spacious ground floor accommodation is made up of a dual aspect sitting room, kitchen/breakfast room, utility room and cloakroom.

The sitting room is a lovely bright room with French doors out to the garden. There is a handy understairs cupboard too. The kitchen/breakfast room is well fitted with cream base and wall units and a built-in oven, dishwasher, fridge/ freezer and an electric hob.

The convenient utility room has plumbing for a washing machine, additional wall and base units, and a back door to the garden.

Upstairs, there are three double bedrooms, all with built in wardrobes. The bathroom is contemporary and has a large walk-in shower.

Outside, the property has a good size level garden with access to the garage. The patio area provides ample space for outside dining, with artificial grass and borders that are nicely planted with shrubs and flowering plants.

To the front of the property is a small area of garden, there is a driveway off to the side that provides ample off-street parking and access to the garage.

Witheridge is a favoured village with a pub, convenience store and post office.

Utilities

Mains electricity, water and drainage. Oil fired central heating.

Council Tax

Band B

Directions

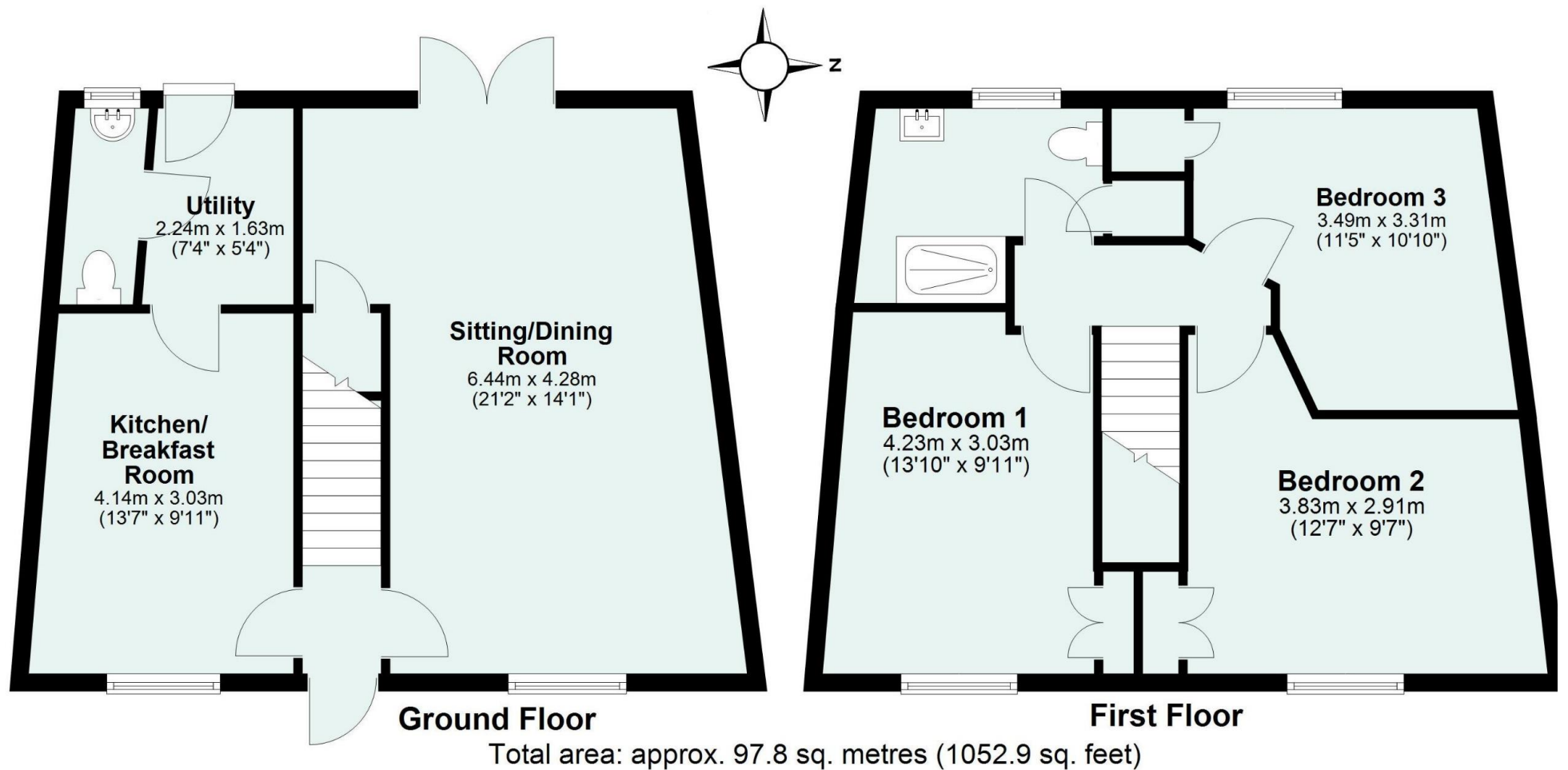
From Tiverton take the B3137 for approximately 11 miles. Proceed through the village passing the school on your right.

Turn left into Chapple Road and first right into Brooke Road. Follow this road round to the right, then turn left into Broomhouse Park.

Proceed along the road and with the Health Centre on the left, 31 Cannington Road can be found directly opposite.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.