



Puddington, Tiverton, EX16 8LW

Asking Price £335,000

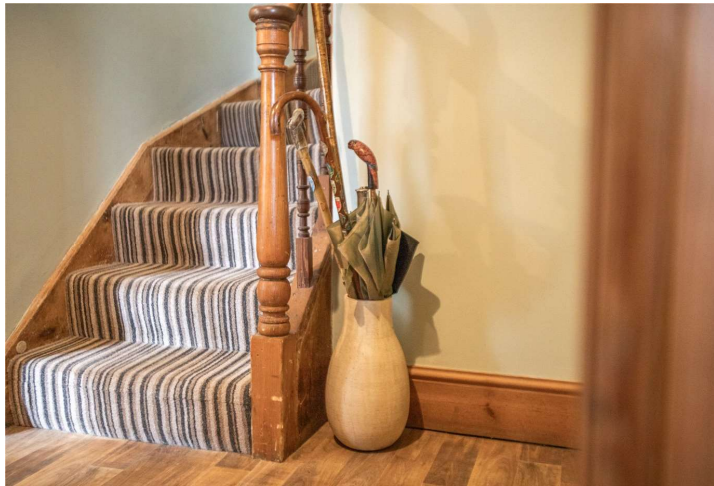
School House is a delightful four-bedroom semi-detached house in the unspoilt village of Puddington.

Winkworth

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DESCRIPTION:

This semi-detached property offers four bedrooms, two reception rooms, open plan kitchen/diner and recently installed solar panels, air source heat pump and electric car charging point.

Puddington is a small village in Mid Devon within the Witheridge hundred. It is approximately nine miles from the town of Tiverton and 8 Miles from Crediton.

You enter the property into the spacious entrance hall, on your right is the sitting room, this cosy room benefits from a log burner and a large window facing the front aspect. The generous size open plan kitchen/diner has a number of wooden wall and base units, induction hob, electric oven, space for washing machine, dishwasher and freestanding fridge freezer. Two Velux windows keep this area light and bright. The dining area provides enough room for a good size dining table, has a good size storage cupboard and log burner. The second reception room is currently being used as a dining room and provides the perfect place to entertain friends and family. With ample room for a large dining table and chairs, furniture and large bay window facing the front aspect. Following on through the dining room is the downstairs cloakroom and bedroom three, this room is a double room with Velux window and ensuite shower room, making a great guest bedroom. The air source pump is stored here and could easily be concealed if required. The rear door provides direct access to the courtyard.

Three bedrooms are located on the first floor, bedroom one is a double bedroom with apex roof, Velux window plus large window facing the front aspect, along with an access door to the second floor. Bedroom two is another double room, with apex roof and large window facing the front aspect.

Bedroom Four is a single bedroom with window facing the rear aspect. The family bathroom has a bath with shower over, WC and sink.

Second Floor: -

The attic room is carpeted and provides a generous amount of storage space, with power and Velux window, this room would make a good home office or playroom.

Outside: The courtyard is fully enclosed and has plenty of room for garden furniture, the electric car charging point is located to the left of the front door with ample room left for additional storage or extra garden furniture.

Council Tax: Band C - Mid Devon

Services: Mains electric, water and drainage, air source heat pump, solar panels, electric car charging point

Broadband: Standard Broadband Available Within This Postcode, Copper Broadband. Checked on Openreach 03.04 Mobile Signal: You are likely to get good coverage, checked on Ofcom 03.04

Tenure: Freehold

Directions: -

what3words: - yesterday.quietly.thinks

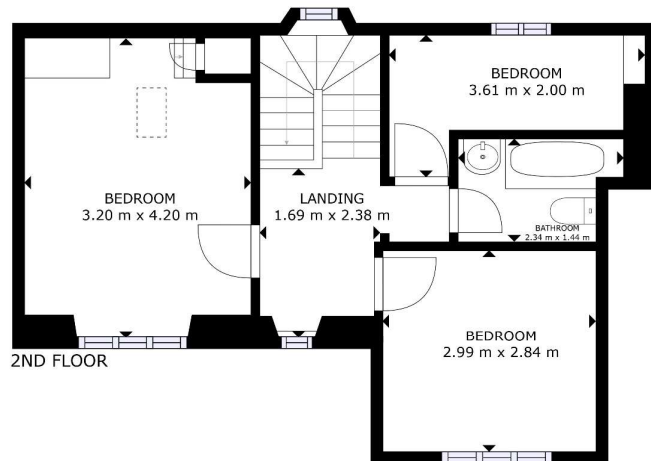
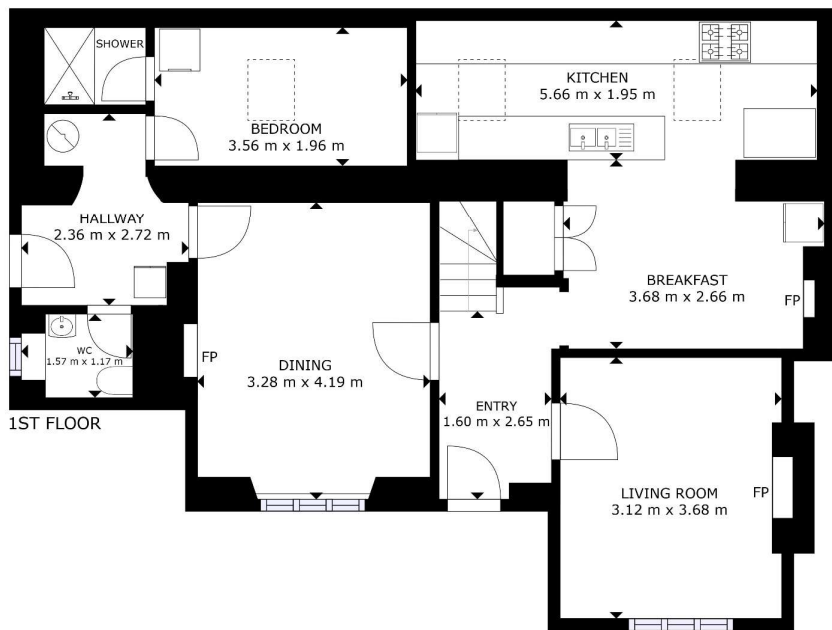


AT A GLANCE:

Four bedrooms
Semi-detached
Village location
Courtyard
Opposite Village Hall
Two Reception Rooms
Attic Room
Log Burners

PROPERTY INFORMATION:

Freehold
Council tax Band: C
Mains electric, water and drainage, air source heat pump, solar panels, electric car charging point.



GROSS INTERNAL AREA
 1ST FLOOR: 75 m² 2ND FLOOR: 40 m²
 TOTAL: 115 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			92
B (81-91)		85	
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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