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## Westfield, Bradninch, EX5 4QU

£425,000

A spacious three double bedroom semi-detached home with an open plan ground floor, modern kitchen, and large enclosed garden. Featuring a family bathroom, ground floor cloakroom, garage, and driveway parking, this well presented property is ideal for families and is located close to local amenities and transport links.

**Winkworth**

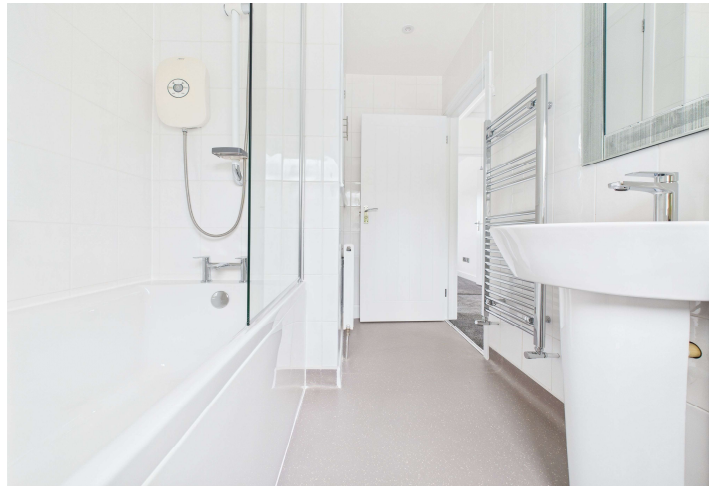
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This beautifully presented three double bedroom semi-detached home offers generous living space, a large garden, and excellent off road parking, making it ideal for families or anyone seeking a comfortable and versatile property.

# Property

## Ground Floor

As you enter the property, you are greeted by a welcoming hallway with access to a ground floor cloakroom, a convenient addition for guests and busy family life. The hallway flows into the impressive open plan kitchen, living and dining space, creating a bright and versatile area perfect for both relaxation and entertaining. French doors allowing plenty of natural light to flood the room, while providing seamless access to the garden.

The modern kitchen forms part of this open plan layout, featuring ample worktop space, fitted units, and integrated appliances washing machine, dishwasher and fridge/freezer, making it both stylish and functional. The arrangement of the ground floor has been thoughtfully designed to encourage sociable living, whether that's family mealtimes or hosting friends.

## First Floor

Upstairs, you will find three generously sized double bedrooms, each offering a comfortable and airy feel. The two of the bedrooms benefit from wonderful views across the spacious rear garden, creating a peaceful and private outlook. The family bathroom is tastefully presented, featuring a bath with an overhead shower, WC, and wash basin, providing everything needed for busy family life.

## Outside

The property boasts a substantial rear garden, perfect for those who enjoy outdoor living. Predominantly laid to lawn, it offers plenty of scope for children to play, for keen gardeners to create their dream outdoor space, or for summer entertaining. The garden is securely enclosed, providing privacy and peace of mind.

To the front of the property, a private driveway offers off-road parking for multiple vehicles, complemented by a single garage that provides additional parking or useful storage.





## At a Glance:

Semi - Detached Home  
 Three Double Bedrooms  
 Family Bathroom plus convenient ground floor  
 cloakroom  
 Modern Open Plan Kitchen/Living/Dining  
 Newly Renovated  
 Driveway  
 Garage  
 Large Enclosed Rear Garden  
 \*NO CHAIN\*

## PROPERTY INFORMATION:

Freehold  
  
 Council tax Band: C  
  
 Mains electric, gas, water and drainage.  
  
 Mobile - Signal dependant on provider  
 Broadband - Superfast - 80Mbps - 20Mbps



#### PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B

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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