



Greenslade Road, Witheridge, EX16 8AX

Asking Price £265,000

Greenslade Road presents a semi-detached bungalow situated in Witheridge. Boasting two spacious double bedrooms, underfloor heating, a conservatory, and a garage, this property showcases impeccable finishes and attention to detail throughout.

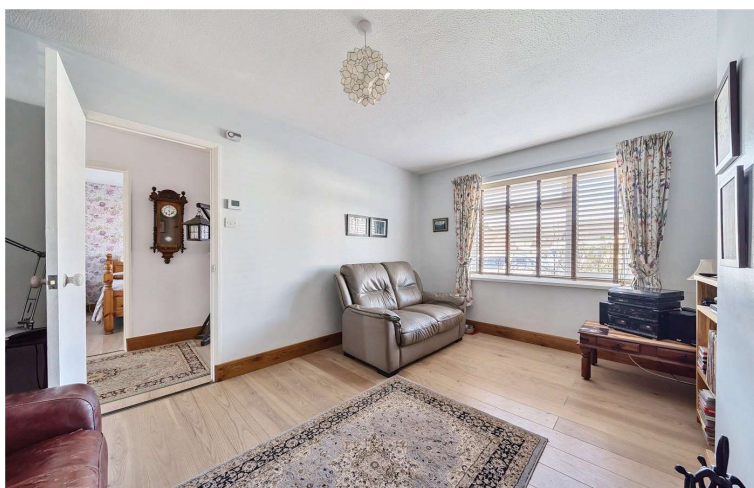
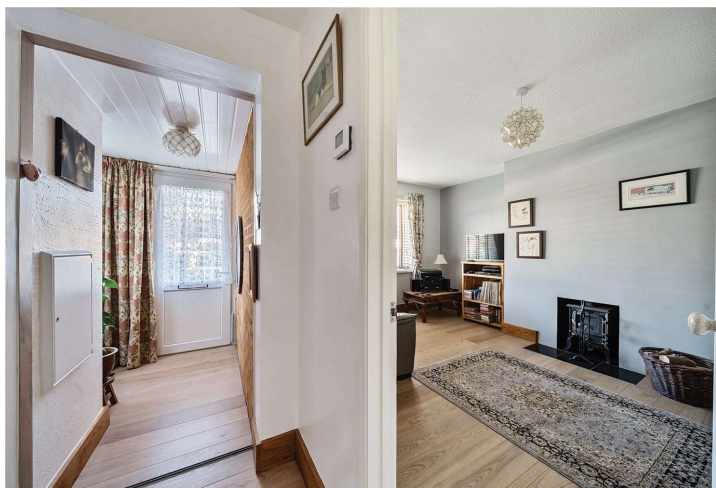
Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Greenslade Road is a charming semi-detached bungalow nestled discreetly within this beloved Devon village.

Witheridge stands as an appealing and esteemed village nestled equidistantly between the bustling market towns of Tiverton and South Molton. This vibrant community boasts a plethora of amenities, including a commendable primary school, a well-equipped village hall, two shops—one of which has garnered awards for its farm produce and deli offerings—two welcoming public houses, a church, a nursing home, and a diverse array of social clubs, ranging from popular fitness classes to bowling and an arts club. Additionally, residents benefit from the presence of a medical centre. A regular bus service operates within the village and extends to surrounding areas, while Tiverton and South Molton cater to more substantial needs in banking, education, and further shopping opportunities. Access to the M5 motorway and mainline railway services is conveniently facilitated via the North Devon link road at Tiverton Parkway.

Upon entering the property through the expansive hallway, you'll find the inviting sitting room on your left-hand side. Featuring contemporary engineered real ash flooring, a log burner, and a sizable window overlooking the front aspect. To the right-hand side, you'll discover the master bedroom, boasting built-in storage and a generous window offering views to the front aspect. Bedroom two offers another spacious double-sized room, complete with a window overlooking the rear aspect. The contemporary family bathroom features a bath with a shower over, along with a WC and sink and modern tiling throughout.

The newly renovated kitchen boasts oak worktops, ample grey wall and base units, eye level oven, belfast sink and a convenient utility/conservatory equipped with plumbing for both a dishwasher and washing machine.

OUTSIDE:

Accessed via a private drive offering parking for two vehicles, this property also provides entry to a single garage equipped with an up-and-over door, as well as power and light fittings. At the front, a quaint lawned area with a pathway leads to the front door. Gated side access leads to the rear of the property, featuring a personal door into the garage, two garden sheds, and a greenhouse. The rear gardens are fully enclosed, comprising a horseshoe shaped brick path around with a number of garden arches. with a compact paved seating area, all bordered by flourishing shrubs and bushes.

Council Tax: Band B - North Devon

Services: Mains electric, water and sewage, calor gas.

Broadband: Super-Fast Fibre Broadband Available Within This Postcode, Fibre to the Cabinet. Checked with Openreach 03.04

Mobile Signal: You are likely to get good coverage. Checked with Ofcom 03.04

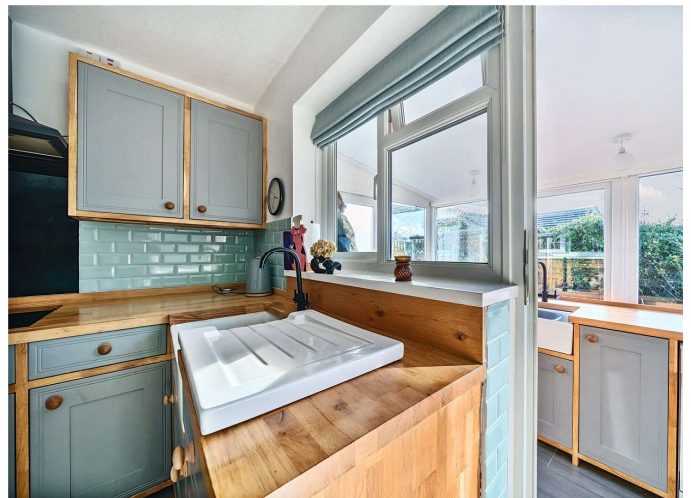
Tenure: Freehold

This property has restricted covenants, please ask us for further information.

Directions: -

Using the What3Words app, search

daydreams.secures.voted



AT A GLANCE:

Semi-detached Bungalow

Two Double Bedrooms

Underfloor Heating

Conservatory

Garage

Off Road Parking

Village Location

Enclosed Rear Garden

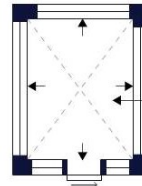
PROPERTY INFORMATION:

Freehold

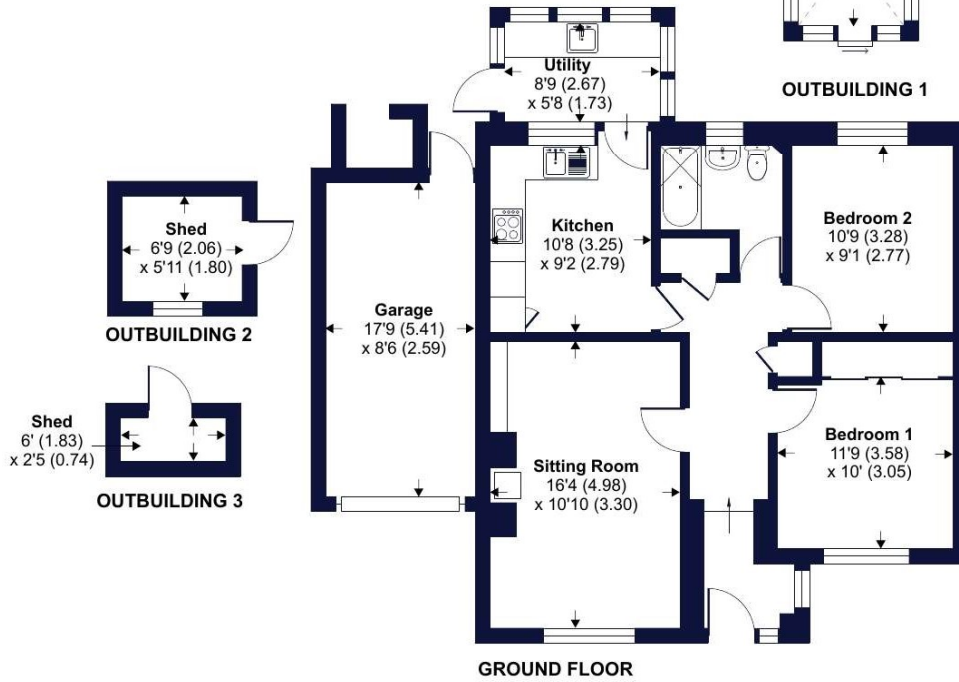
Council tax Band: B

Mains electric, water and drainage, calor gas

Greenslade Road, Witheridge, Tiverton, EX16



Approximate Area = 746 sq ft / 69.3 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding = 104 sq ft / 9.6 sq m
 Total = 1002 sq ft / 93 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1090536



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			
C (69-80)			
D (55-68)			68
E (39-54)			
F (21-38)		31	
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.



Crediton: 01363 773757
 crediton@winkworth.co.uk

Exeter: 01392 271177
 exeter@winkworth.co.uk

Tiverton: 01884 675 675
 tiverton@winkworth.co.uk