



THE MAPLES, WITHERIDGE, DEVON, EX16 8AQ

Winkworth



The Maples is a four-bedroom detached bungalow located on the outskirts of the popular village of Witheridge. It features include a double garage, off-road parking and a large private rear garden backing onto the stunning mid Devon countryside.

Witheridge is an attractive and popular village located midway between the market towns of Tiverton and South Molton. This thriving community offers good facilities including: a good primary school, village hall, two shops, public house, church, local cafe and nursing home, a variety of social clubs including popular fitness classes, bowling and an arts club as well as a medical centre. A bus service operates throughout the village and beyond; both the market towns of Tiverton and South Molton provide more major facilities by way of banking, education and further shopping. Access to the M5 and mainline railway can be obtained via the North Devon link road at Tiverton Parkway.

The property:

A gate leads you onto a private driveway with the double garage in front to the left there is a large private front garden and the front door to The Maples. The kitchen is in an excellent condition as it has been recently refurbished. The kitchen comprises of white storage units on the floor and wall, work surfaces and eye level double ovens. There is a fitted fridge freezer and dishwasher. There is also a separate utility room with further storage units, access to the rear garden, space for washing machine and dryer with direct access to the rear garden.

The sitting room is a good size with plenty of space for furniture. It provides the ideal space to relax after a long day with its feature fireplace and double doors leading to the conservatory. The conservatory has double doors leading to the rear garden with stunning views over the surrounding countryside. The dining room is bright due to its dual aspect windows and offers plenty of space for a large dining table.

Bedroom one is a large double bedroom with a window facing the front aspect and built-in triple wardrobes. Bedroom two is also a good size double bedroom with a window facing the front aspect. Bedrooms three and four face the rear aspect and are of a good size with carpet flooring. The bathroom has a white W/C, sink and large stand in shower.

At a glance...

- Detached Bungalow
- Four good sized bedrooms
- Modern Kitchen
- Separate sitting room and dining room
- Utility room
- Double garage
- Private driveway
- On the edge of the sort after village of Witheridge
- Overlooking the stunning mid-Devon countryside.



Outside:

There is a truly special large private rear garden with stunning views over surrounding countryside.

There is side access to the garden. The property has a large double garage and ample off-road parking area.

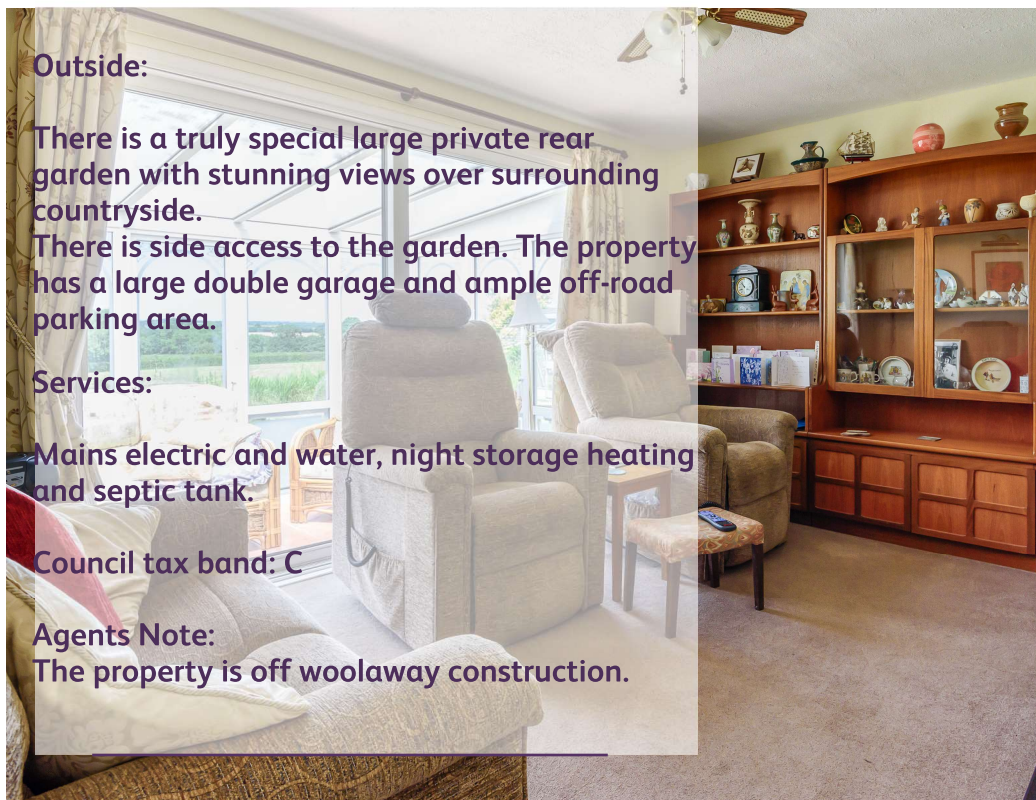
Services:

Mains electric and water, night storage heating and septic tank.

Council tax band: C

Agents Note:

The property is off woolaway construction.



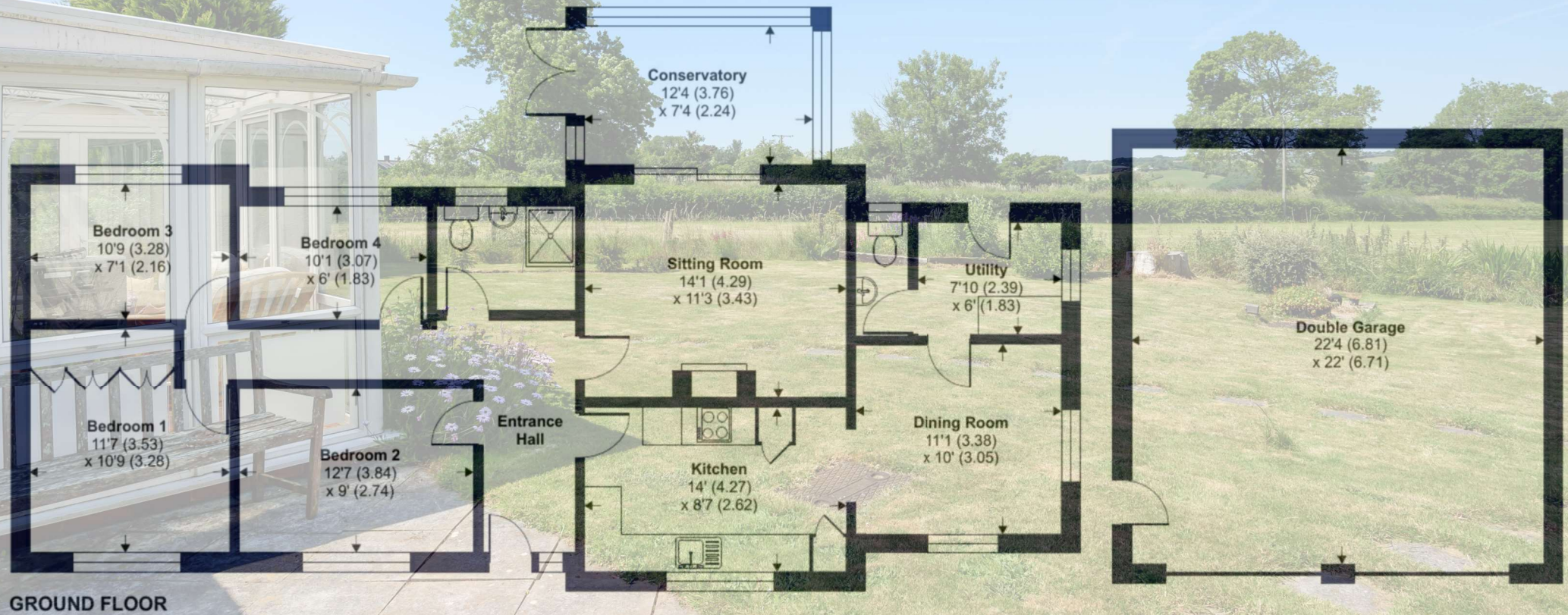
Rackenford Road, Witheridge, Tiverton, EX16

Approximate Area = 1148 sq ft / 106.6 sq m

Garage = 491 sq ft / 45.6 sq m

Total = 1639 sq ft / 152.3 sq m

For identification only - Not to scale



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| Energy Efficiency Rating | |
|---|-------------------------|
| | |
| Low energy efficient - lower running costs | |
| (92-101) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |
| www.epcau.com | |

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