



A charming 200 year old cottage sympathetically restored to a high standard & occupying a peaceful village setting.



**WESTELLA
TRACEY GREEN
WITHERIDGE
TIVERTON EX16 8AD
£249,950**

*** Entrance lobby * hall * sitting room with inglenook fireplace * kitchen with bespoke hand-built units * 3 double bedrooms * modern Victorian style bathroom * further wc * front & rear gardens * oil central heating * parking for 1-2 cars * no onward chain.**

Viewing: By appointment with Watts & Sons 01884 253484

This lovely cottage has been the subject of extensive modernisation and updating in recent years to really bring out the charm and character with modern amenities including oil central heating, refitted kitchen & bathroom, new plumbing, re-wiring, etc. The roof has been renewed using existing and locally sourced natural slates. Internally, the cottage has been redecorated using traditional and eco-friendly materials, including lime plaster and breathable paints. It occupies a very peaceful position tucked away just off The Square in Witheridge which benefits from a wide range of amenities, including a general store, newsagency, doctor's surgery, veterinary clinic, Primary School, church, village inn and an active community centre. The market towns of Tiverton & South Molton are about 11 miles equi-distant, with Tiverton offering dual carriageway access to junction 27 of the M5 motorway. The property is currently used for holiday lets, providing a useful income and is available with no onward chain. Early viewings are highly recommended and will not disappoint.

Directions From Tiverton take the B3137 west following the signs to Witheridge for about 10 miles. On entering the village centre turn left into The Square and park your vehicle. At the end of The Square, just as the road bends around to the right into Drayford Lane, you will see a narrow lane ahead of you. Walk up this lane for approximately 100 yards where the cottage will be seen on the right. Parking for the property is alongside the neighbouring bungalow.

Accommodation (Please note that all dimensions are approximate)

Entrance Lobby with half glazed door to

Entrance Hall with timber parquet flooring, timber panelled walls to dado height, radiator, telephone point, stairs to first floor with cupboard under, doors to

Sitting Room with attractive inglenook fireplace with cupboard to recess, 2 deep cilled double glazed windows, radiator, wood flooring & TV point.

Kitchen/Diner with range of bespoke painted wood units, marble worktops with twin Belfast-style sink, space & plumbing for washing machine & dishwasher, recess for range-style cooker, timber panelling to some walls, timber flooring, half glazed door to rear garden.

Mezzanine Landing with door to

Cloakroom with modern Victorian-style suite with close coupled wc, wash basin, timber flooring & double glazed velux window.

Landing with stairs to second floor & doors to

Bedroom 1 with feature cast iron fireplace, radiator,

timber flooring, deep cilled double glazed window, understair store cupboard.

Bedroom 2 with radiator, double glazed window & timber flooring.

Bathroom with modern Victorian style suite comprising free standing bath with shower fitting, separate double width shower cubicle in fully tiled surround with twin head shower fitting, close coupled wc, wash basin, electric shaver point, heated towel rail, timber flooring, part timbered walls, shuttered window and large under eaves storage.

Second Floor

Bedroom 3 A lovely character room with restricted head height, twin double glazed velux windows to enjoy the far reaching country views, radiator, timber flooring.

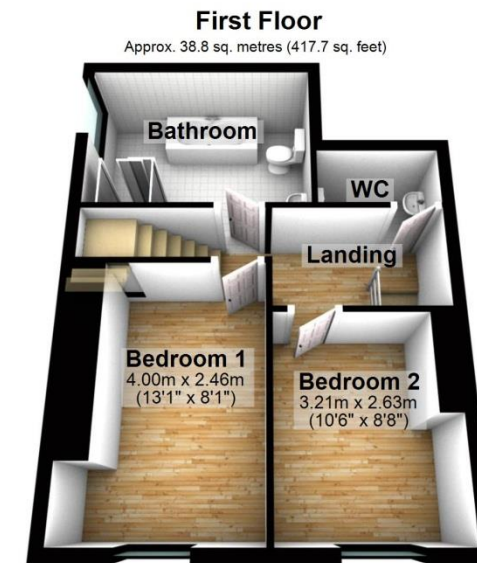
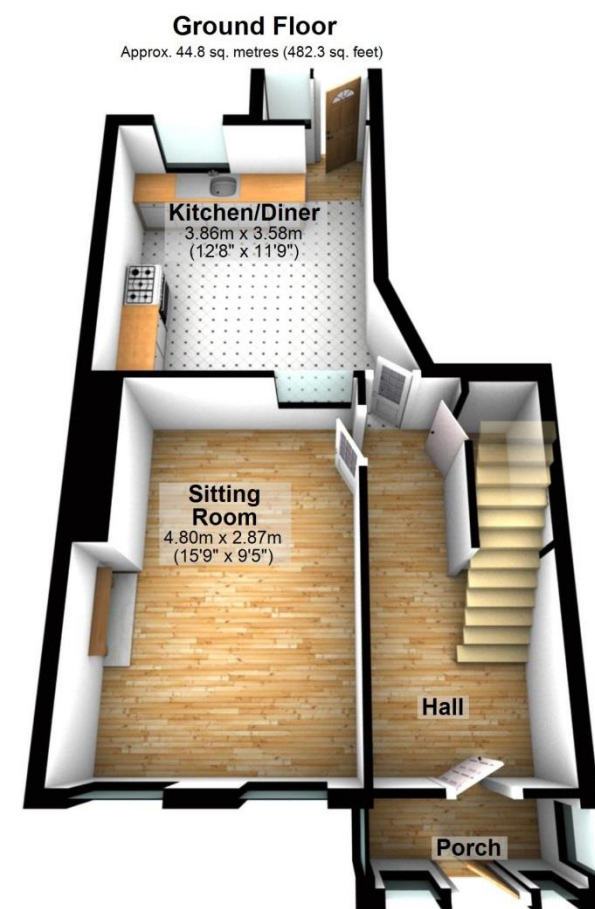
Outside At the front is an enclosed garden laid to lawn with well stocked flower and shrub borders. NOTE: There is a right of way over the front of the path for a neighbour to gain access to the front of their property. At the rear is a well enclosed and private garden measuring approximately 49' x 30' (15m x 9.25m) and laid mainly to level lawn with concrete patio area, stone walled Devon bank boundary, oil tank, corrugated iron shed, outside light & outside tap. The rear garden is a real sun trap and provides a tranquil and very secluded sitting out area. NOTE: Historic right of way over neighbouring properties. There is a car hardstanding for 1 or 2 vehicles adjoining the neighbouring property.

DWT4263

Energy Performance Certificate															
<p>Address: THE COTTAGE, WITHERIDGE, TIVERTON, DEVON Date of assessment: 22 July 2016 Date of certificate: 22 July 2016 Type of assessment: Standard Total floor area: 97 m²</p>															
<p>Current energy rating: E Potential energy rating: C</p>		<p>Current energy cost: £ 3,000 Potential energy cost: £ 2,100</p>													
<p>Lighting: 2 Heating: 2 Hot Water: 2</p>	<p>Current score: 2 Potential score: 3</p>	<p>Potential score: 3 Potential score: 3</p>	<p>Potential future savings: £ 900 Potential future savings: £ 900</p>												
<p>Energy Efficiency Rating</p> <p>The graph shows the current energy efficiency of your property. The higher the rating the lower your fuel bills are likely to be. The current rating shows the effect of cost-reducing measures already in place. The potential rating shows the effect of cost-reducing measures that can be put in place. The energy efficiency rating is based on the current and potential energy efficiency of your property. The energy efficiency rating is based on the current and potential energy efficiency of your property.</p>															
<p>Top actions you can take to save money and make your home more efficient</p> <table border="1"> <thead> <tr> <th>Recommended measure</th> <th>Estimated cost</th> <th>Annual savings</th> </tr> </thead> <tbody> <tr> <td>1. Upgrade lighting</td> <td>£ 100 - £ 200</td> <td>£ 50</td> </tr> <tr> <td>2. Upgrade heating controls</td> <td>£ 200 - £ 500</td> <td>£ 100</td> </tr> <tr> <td>3. Upgrade hot water tank</td> <td>£ 500 - £ 1,000</td> <td>£ 200</td> </tr> </tbody> </table>				Recommended measure	Estimated cost	Annual savings	1. Upgrade lighting	£ 100 - £ 200	£ 50	2. Upgrade heating controls	£ 200 - £ 500	£ 100	3. Upgrade hot water tank	£ 500 - £ 1,000	£ 200
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Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



Total area: approx. 110.0 sq. metres (1184.4 sq. feet)

Floorplans for information purposes only. Not to scale. Plan produced using PlanUp.