



Starting Bid £180,000

3 Bedroom Detached Bungalow for sale
46 BROOKE ROAD, WITHERIDGE, TIVERTON



Overview

Situated in the charming village of Witheridge, Tiverton, this spacious three-bedroom bungalow offers an exceptional opportunity for those seeking a property with immense potential. Witheridge is located within the rolling hills of the North Devon countryside, this home invites you to embrace a peaceful village lifestyle within easy reach of both Exmoor and Dartmoor National Parks, ideal for lovers of nature and rural walks.

This property is available via the Modern Method of Auction, presenting a unique opportunity to secure a bungalow brimming with potential in a wonderful Devon setting. Arrange a viewing today to experience the full promise that this Witheridge bungalow has to offer.

SOME IMAGES HAVE BEEN VIRTUALLY STAGED



Key Features

- FOR SALE THROUGH THE MODERN METHOD OF AUCTION
- THREE BEDROOM BUNGALOW
- REFURBISHMENT REQUIRED
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- VIRTUAL TOUR AVAILABLE - CALL OR EMAIL
- WHAT3WORDS///shop.officers.overdone







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The bungalow is positioned on a generous plot, featuring a large garden perfectly suited to active family life, entertaining, or any imaginative landscaping projects you may have in mind. Approaching the property, you will find a handy driveway with space for two cars, as well as a single garage, providing ample parking and storage.

Upon entering, the home flows into a spacious hallway, leading to the hub of this property – a large, open-plan lounge and dining room. Boasting double aspect windows and patio doors that open directly onto the garden, this space enjoys wonderful levels of natural light, making it ideal for relaxing with family or entertaining guests. The property includes three bedrooms, with the master benefitting from an en-suite shower room, while the other bedrooms are served by a generous family bathroom. The overall footprint is approximately 91 square metres and presents an excellent canvas for modernisation.

The bungalow is in need of renovation and offers significant development and investment potential. Whether you're looking for a family home to personalise, a rewarding refurbishment project, or wish to explore the investment potential, this property ticks all boxes.

Witheridge itself boasts a selection of village essentials, including a traditional country pub and a well-stocked village shop, set amongst a backdrop of lush valleys and scenic countryside following the path of the Little Dart River. The nearby market towns of Tiverton and South Molton are within easy reach, offering a comprehensive selection of shopping, leisure, and educational facilities. Excellent transport links put North Devon's coastal areas, Exeter, and Taunton within commuting distance. Those needing quick access to London will appreciate Tiverton Parkway railway station, less than 10 miles away, offering direct services to the city in under two hours.

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Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Floorplans



EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Tiverton

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