



## The Willows

Loxbeare | Tiverton | Devon | EX16 9RJ



An extremely well presented and spacious four bedroom family home with a large garden in an accessible semi rural location with fantastic far reaching views.

Level gardens with far reaching views

Accessible yet rural position

Sitting room with log burner

Kitchen / Dining room

Utility / Cloakroom

Boot room

Master Bedroom with En-Suite Bathroom

3 Further Bedrooms

Bathroom with separate shower cubicle

Off road parking and plenty of space for a garage to be built

Large Garden Shed with electricity



## Price

Guide Price £325,000

Tiverton

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This is a substantially extended semi detached house which now offers very spacious accommodation which is beautifully presented and benefits from a large garden with some fantastic far reaching views. The property has been extended from the original three bedrooms and now provides a really lovely family home located on the edge of the small village of Loxbeare - less than 10 minutes drive from Tiverton.

This really is a great house, the large triple aspect sitting room has a lovely wood burner and two sets of double doors that open to the garden; the kitchen is a good size with space for a large dining table, plenty of storage and working surfaces and a rayburn. Beyond the kitchen is the rear hall and back door, a very useful utility / cloakroom and also a large boot room.

It is also worth mentioning that the loft space has been fully boarded with laminate flooring and has two velux windows installed and could, subject to the necessary planning permission being obtained, be used as another potential room.

The property sits within generous gardens, with a gated drive leading up to the property. There is plenty of space to the side to build a garage if one were required. From the gardens and indeed the house itself, are some lovely southerly views out and across rolling countryside.

### **Mortgage Required?**

Contact Seddons on 01884 253500 or [enquiries@seddons.com](mailto:enquiries@seddons.com)



## The Willows, Loxbeare



Total Area Approx: 133.8sq/m 1440.3sq/ft includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC.

## Directions

From Tiverton take the road towards Rackenford and continue along passing through the village of Calverleigh. After a couple of miles you will see the sign for Loxbeare on the right. Turn in here and the property will be seen as you get to the village, on the left.

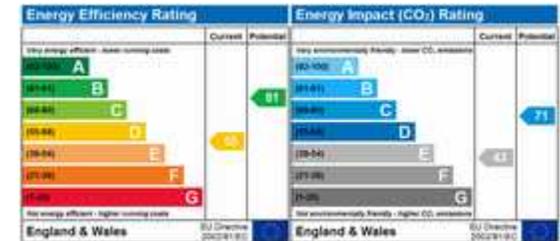
## Utilities

Mains electricity, water, septic tank drainage.

Note: Oil fired central heating and hot water backed up by immersion heater.

## Council Tax

Band D



## Energy Performance Certificate

Seddons have a full EPC for this property, available on request or via the internet.

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.



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