

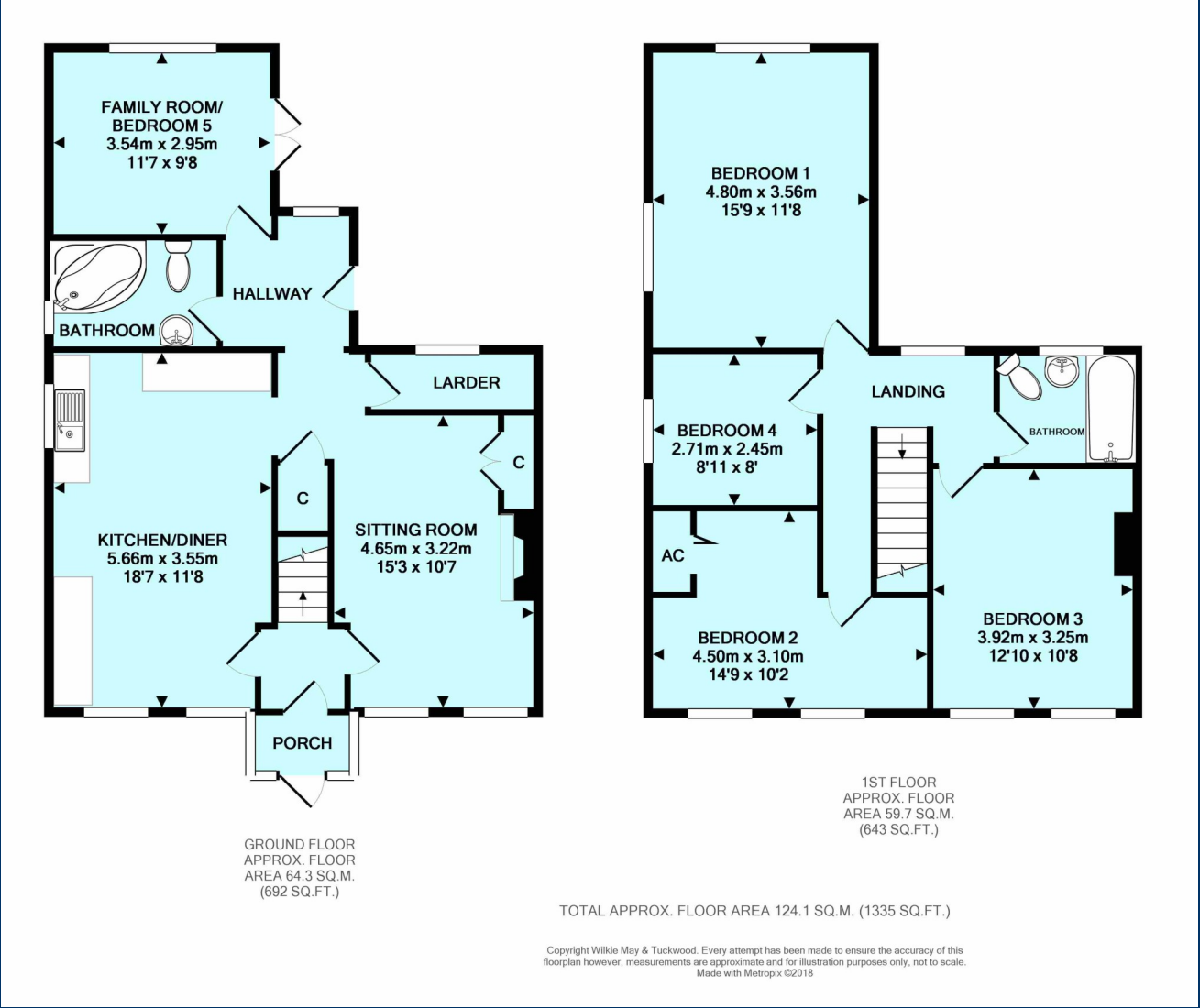
40 Westfield
Bradninch
Devon
EX5 4QU

Offers In Excess Of : £310,000

GENERAL REMARKS AND STIPULATION:-

Tenure: The property is offered for sale freehold, by private treaty with vacant possession on completion.
Council Tax Banding: D
Energy Rating: TBC

Tel: 01884 38832
Gold's Place, 26 High Street, Cullompton, Devon, EX15 1AA



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

THE PROPERTY MISDESCRIPTIIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.



40 Westfield
Bradninch, Devon, EX5 4QU

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DESCRIPTION:

Enjoy a superb enviable lifestyle in this four-bedroom semi-detached home situated in the popular Duchy town of Bradninch. From the moment you step into number 40 Westfield there is a welcoming atmosphere and natural light flows into each room, with many of the rooms having at least two windows. The extensive and flexible accommodation on offer in this double fronted house is ideal for family life, while seclusion can be found either within this property's peaceful library space or in the fantastic summer house (20' x 10') situated at the bottom of the mature and bursting with nature 200-foot rear garden. In brief, the accommodation consists of an entrance lobby and entrance hallway, with stairs rising to the first floor. From here, a door leads into the kitchen/dining room, which offers a comprehensive range of matching wall and base units with a stainless steel sink unit, space for a range cooker and a fridge/freezer. This room also houses the wall mounted boiler, which has been newly fitted by present owner in 2016. In the dining area, there is ample space for dining furniture, and plenty of light fills this room from the two windows overlooking the front aspect. The living room is also bright and airy with two windows to the front aspect, with the focal point of the room being an attractive open fireplace. The lounge also offers enclosed storage into the recess. The library/study room provides a tranquil space ideal for a range of uses and has double glazed windows overlooking the rear garden with patio doors also opening onto the garden. Also on the ground floor there is a beautifully fitted and tiled family bathroom with corner bath and electric shower over, low level wc and wash basin. Finally to complete the ground floor accommodation there is a walk-in larder/utility area with shelving and plumbing for an automatic washing machine. To the first floor, the landing provides access to the loft and has a double glazed window overlooking the rear garden. There are four good sized bedrooms, all of which are filled with natural light: Bedroom One has two windows overlooking the rear garden and side aspect; Bedrooms Two and Three both have two windows to the front aspect; and Bedroom Four has one window to the side aspect. Finally on the first floor, there is a family bathroom with white suite with bath with electric shower over, low level wc, wash basin and heated towel rail. Externally, the property boasts a superb enclosed garden which measures approximately 200 feet and offers many areas of interest, including a patio area and a pond. Towards the end of the garden, there is a large summerhouse with its own patio area being some 200 feet away from the main house to sit back, relax and enjoy the peaceful setting. Between the property and the summer house there are raised vegetable/flower beds, a greenhouse and a lawned area interspersed with mature fruit trees with a side path. There is side pedestrian access to the front of this property.

SITUATION:

The property is situated just off the centre of this most popular Duchy town that provides many local services and amenities including post office, sport and recreational activities, primary school, shop and public houses. A regular bus service runs throughout the day and evening. The larger town of Cullompton with connection to the M5 motorway is approximately 3 miles distant which provides further services including supermarkets, schools and leisure facilities. The cathedral city of Exeter is approximately 9 miles distant.

DIRECTIONS:

Upon entering Bradninch from Cullompton, head through the town in the Exeter direction. At the White Lion public house, take the left turning into Hele Road. Continue along this road for approximately ¾ of a mile where to your right, Westfield will be signposted. The property will be visible about three quarters of way up on the right hand side.



Spacious and flexible living accommodation is on offer in this superb four bedroom semi-detached home in the sought-after Duchy town of Bradninch, boasting a 200ft enclosed garden with a large summerhouse and benefitting from off-road parking.

ACCOMMODATION *[All measurements are approximate]*

Ground Floor: **ENTRANCE HALLWAY, LIVING ROOM:** 15'3 x 10'7 Maximum measurements (4.65m x 3.2m), **KITCHEN / DINING ROOM:** 18'7 x 11'8 (5.66m x 3.55m), **UTILITY AREA, SHOWER ROOM, DINING ROOM / FAMILY ROOM:** 11'7 x 9'8 (3.54m x 2.93m)

First Floor: **BEDROOM ONE:** 15'9 x 11'8 (4.80m x 3.56m), **BEDROOM TWO:** 14'9 x 10'2 (4.50m x 3.10m), **BEDROOM THREE:** 12'10 x 10'8 (3.92m x 3.25m)

BEDROOM FOUR: 8'11 x 8' (2.71m x 2.45m), **BATHROOM**

Externally: **SUMMERHOUSE:** 20' x 10'