Asking Price £385,000

seddons









24 Willow Rise, Witheridge, Tiverton, EX16 8FD

- **4 spacious double bedrooms**
- **Beautifully landscaped garden**
- **Modern kitchen/dining hub**
- **Remote-controlled garage door**
- **A generous, 155 Square meters**
- **Detached house on private road**
- **Ground floor cloakroom**
- **Lovely field views**

24 Willow Rise, Tiverton EX16 8FD

A beautifully presented, large four double bedroom detached home, offering spacious and well-balanced accommodation. Set along a private no-through road with an attractive outlook across neighbouring fields, the property also benefits from a landscaped level rear garden, driveway parking and a single garage with remote electric door.







4 2 2 C

Council Tax Band: D

Set along a private no-through road with an attractive outlook across neighbouring fields, this beautifully presented four bedroom detached home offers approximately 1,420 sq ft of spacious and well-balanced accommodation.

The property has been particularly well cared for by the current owners, with tasteful decoration throughout and a lovely landscaped rear garden adding to its appeal.

Inside, the accommodation is arranged around a welcoming entrance hall, with the ground floor providing a good balance of living and family space.

The kitchen/dining room has plenty of room for a dining table and provides a practical everyday hub to the house, while the separate living room offers a comfortable space in which to relax.

A ground floor cloakroom completes the main living accommodation.

Upstairs, one of the real strengths of the house is the bedroom space. All four bedrooms are generous doubles, providing excellent flexibility for a family, guests or those requiring space to work from home.

The principal bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by the family bathroom.

Outside, the level rear garden has been beautifully landscaped by the current owners, with a patio providing space for outdoor seating and carefully planted borders designed with ease of maintenance in mind.

There is also direct access from the garden to the driveway.

Driveway parking leads to the single garage, which has been upgraded with a remote-controlled electric door.

With its spacious accommodation, excellent bedroom sizes, attractive garden and outlook across surrounding fields, this is a particularly appealing home in a pleasant edge-of-village setting.

The property benefits from LPG central heating, and hot water, with mains electricity, water and drainage.

Tenure
Freehold

Maintenance/Service Charges.
For the year 2026 = £289.40

Local authority
North Devon District Council



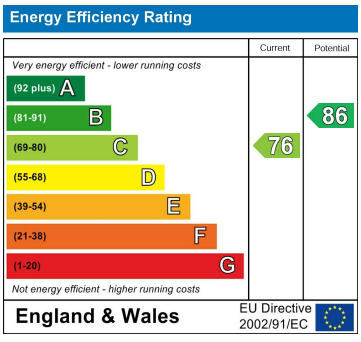
Directions

What3words - interests.times.comedy

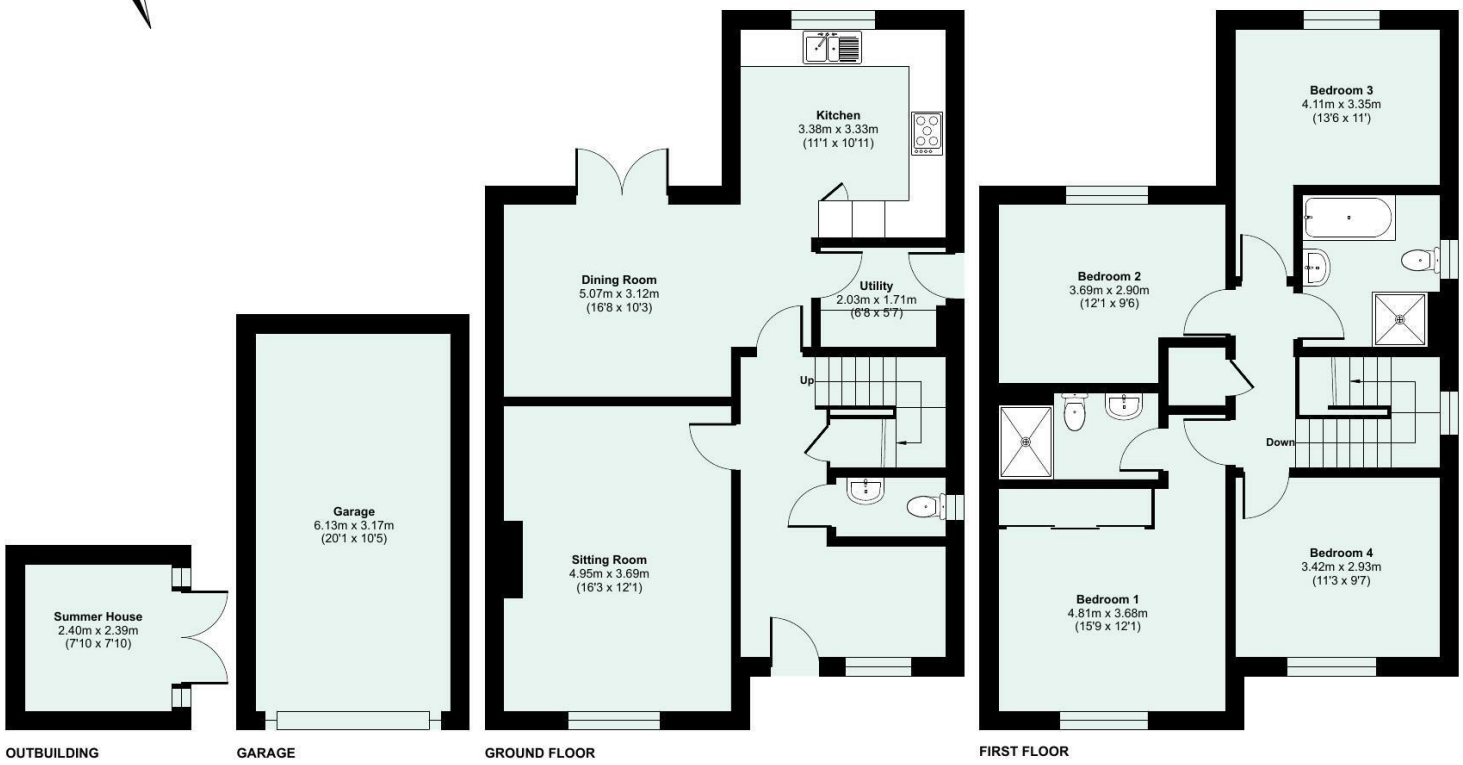
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating: C



Approximate Area = 1408 sq ft / 130.8 sq m
Garage = 209 sq ft / 19.4 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 1679 sq ft / 155.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1526932





seddons.com

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.