



Little Hendon



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Bolham, Tiverton, EX16 7RB

Tiverton 1.9 miles | Exeter 15.7 miles | Tiverton Parkway 9 miles.

An immaculately presented three-bedroom home with three en suites, set in a large plot, located in the heart of Bolham offered to the market with no onward chain.

- Three Double Bedrooms
- No Onward Chain
- Immaculately Presented
- Large Garden & Patio
- Council Tax Band C
- Three En Suites
- Open Plan Living Space
- Accessible Location
- Tiverton 2 Miles / M5 J27 8 Miles
- Freehold

Guide Price £425,000

DESCRIPTION

Little Hendon is a charming three-bedroom home with three en suite bathrooms and spacious accommodation all within a large plot, set in the popular village of Bolham. The village has amenities including a popular primary school and a country house hotel.

Downstairs the property benefits from an open plan layout providing generous space for dining, comfort and entertaining, opening into the kitchen with bifold doors onto the garden the property is immaculately presented throughout having been recently modernised by the current owners. Upstairs the property is served by three generous bedrooms all with en suites.

Outside the property sits in a large plot and is laid to lawn bordered by mature plants and shrubbery. On street parking is available to the front of the property.

SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating.
Ofcom predicted broadband services - Standard & Ultrafast.
Ofcom predicted mobile coverage for voice and data: External (variable)- EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Bolham Conservation Area.

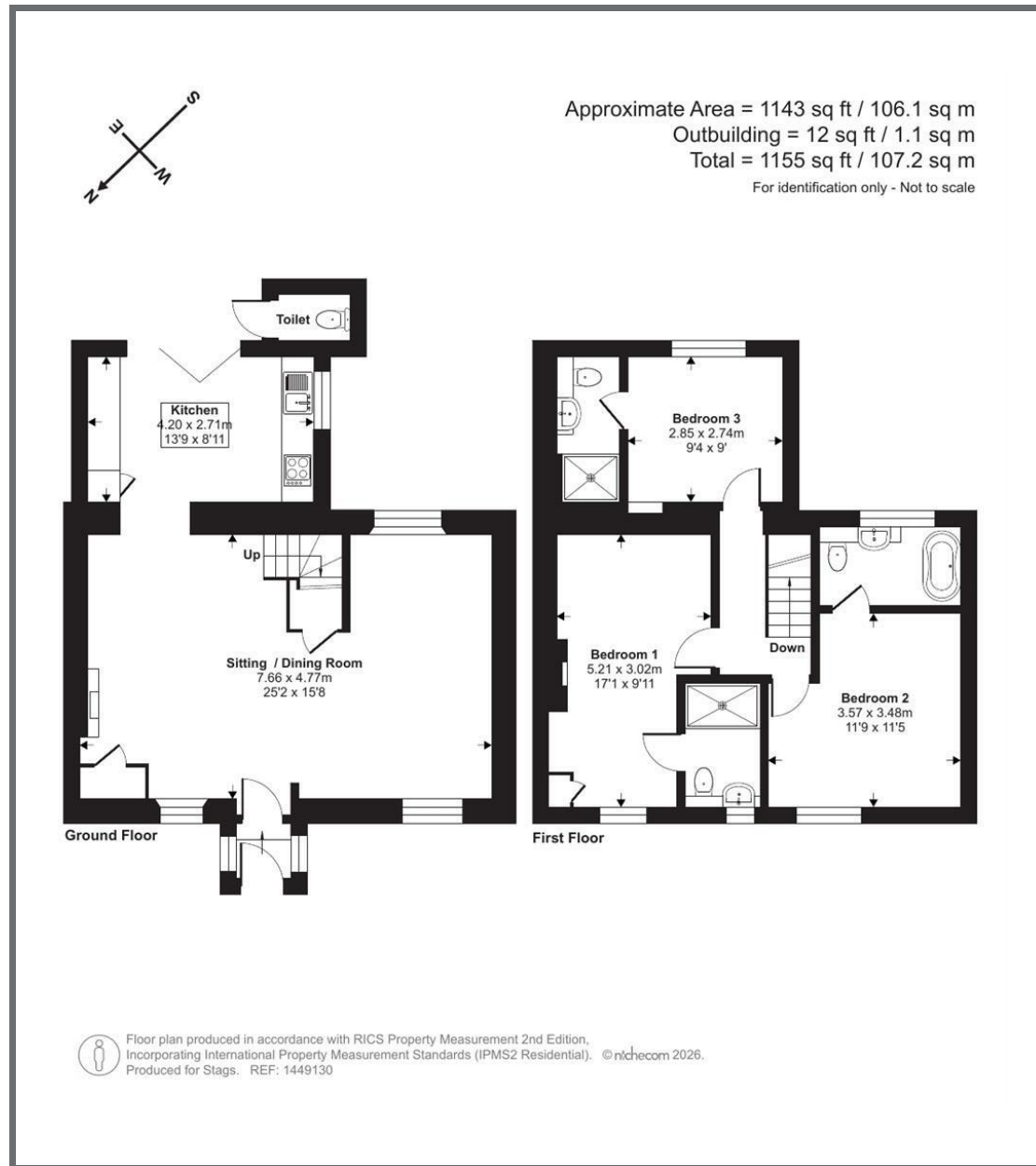
DIRECTIONS

What3Words:///opposites.meaty.notices
Google Drop Pin: <https://maps.app.goo.gl/9JQGS7nUeGUZNgHT9>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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