



6 Harris Close, Westleigh, Tiverton EX16 7HX
£280,000

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Village Location / Off-road Parking / Three Bedroom Home

A three-bedroom terraced property in the village of Westleigh, Somerset, offering spacious accommodation with an extended kitchen/diner, three good-sized bedrooms, two rear gardens, storage shed, single garage in a nearby block and a good level of off-road parking.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

A three-bedroom terraced property located in the village of Westleigh, Somerset, offering well-proportioned accommodation throughout. The house provides spacious living, including an extended kitchen/diner that creates a practical area for everyday use. There are three good-sized bedrooms, making the layout suitable for families or those needing additional space. Outside, the property benefits from two rear gardens, along with a storage shed. A single garage in a nearby block is included, and there is a good level of off-road parking available. The property is situated in a village setting with access to local amenities and surrounding areas, offering a balanced combination of space, parking and outdoor space. Westleigh is a small rural village and civil parish in Somerset, located near the border with Devon. Set amid gently rolling farmland, it is characterised by quiet country lanes, traditional cottages, and a strong agricultural heritage. The village lies close to the River Tone and is within easy reach of larger towns such as Taunton, offering a peaceful rural setting while remaining connected to local services and transport links.

Aprox 907 sq.ft / 84 sq.m

Three bedrooms

Extended Kitchen/Diner

Off-road parking for multiple vehicles

Village location

Large storage shed

Two rear gardens





ACCOMMODATION

Entrance Porch

Entrance Hallway

Living Room 15' 3" x 13' 8" (4.64m x 4.17m)

Kitchen/Diner 16' 2" x 16' 2" (4.93m x 4.92m)

Bedroom One 12' 3" x 9' 9" (3.74m x 2.97m)

Bedroom Two 11' 7" x 9' 9" (3.54m x 2.97m)

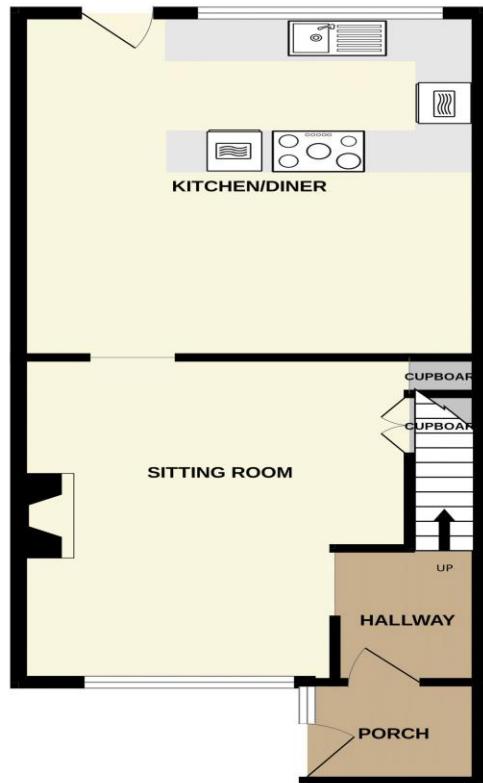
Bedroom Three 8' 8" x 7' 6" (2.63m x 2.28m)

Bathroom 6' 6" x 5' 11" (1.98m x 1.80m)

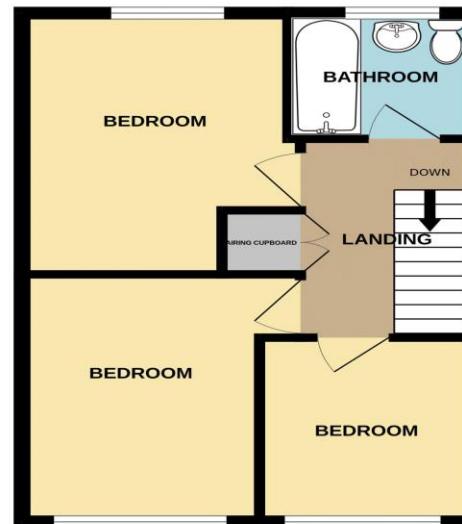
Outside Two rear gardens, storage shed & garage



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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