



8 Shepherds Meadow, Abbotsham, Bideford, EX39 5BP

Offers In Excess Of £400,000

- NO CHAIN
- Spacious Accommodation
- Popular Residential Location
- Garage & Carport
- Internal Viewing Recommended
- Woodburner
- Immaculate Throughout
- Detached
- Generous Plot

8 Shepherds Meadow

This immaculate, spacious 3 double bedroom detached bungalow will be found nestled within the heart of the highly sought after village of Abbotsham and within walking distance of all village amenities, including St Helens School, the Parish Church, and the very popular Pub, The Thatched Inn. The Bungalow stands on an extremely well-proportioned plot enjoying well established front and rear gardens together with a garage, car port, and good sized living accommodation along with a modern kitchen/breakfast room. The property has the potential to extend subject to necessary planning permission. Viewing is essential to fully appreciate the location, size of plot and potential on offer. Being offered with no ongoing chain.



Council Tax Band: D



Spacious Entrance Hall

Welcomes you into the property, built in useful storage cupboard

Kitchen/Breakfast Room

13'10" x 10'9"

This kitchen/breakfast room has been well equipped with a range of fitted units, solid wooden worktop with integrated double oven and hob with extractor hood over. A large breakfast bar makes this the perfect social space.

Lounge/Diner

23'11" x 13'4"

This large reception room offers an idyllic space for entertaining with ample room for a large dining table and lounge suite. The large window allows light to flood the room. The feature fireplace houses a wood burner that make this room cosy all year round.

Bedroom One

13'4" x 9'11"

A generous double bedroom with large window to the back elevation.

Bedroom Two

9'11" x 9'4"

A generous double bedroom with large window to the back elevation and built in cupboards.

Bedroom Three

9'11" x 9'7"

A further double bedroom with window to the back elevation.

Family Bathroom

8'2" x 6'2"

Comprising of a modern corner shower, bath, low level WC and wash hand basin.

Garage

17'8" x 8'11"

Up and over door with light and power connected. Door leading to back garden.

Outside

The property benefits from a large driveway with carport. The gardens are predominantly level, with a selection of established trees and bushes. The rear garden is mainly laid with patio and lawn.

Services

Mains electric, water and drainage. Air Source heat pump central heating. Log Burner.

Viewings

Viewings by appointment only through Morris and Bott,

Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



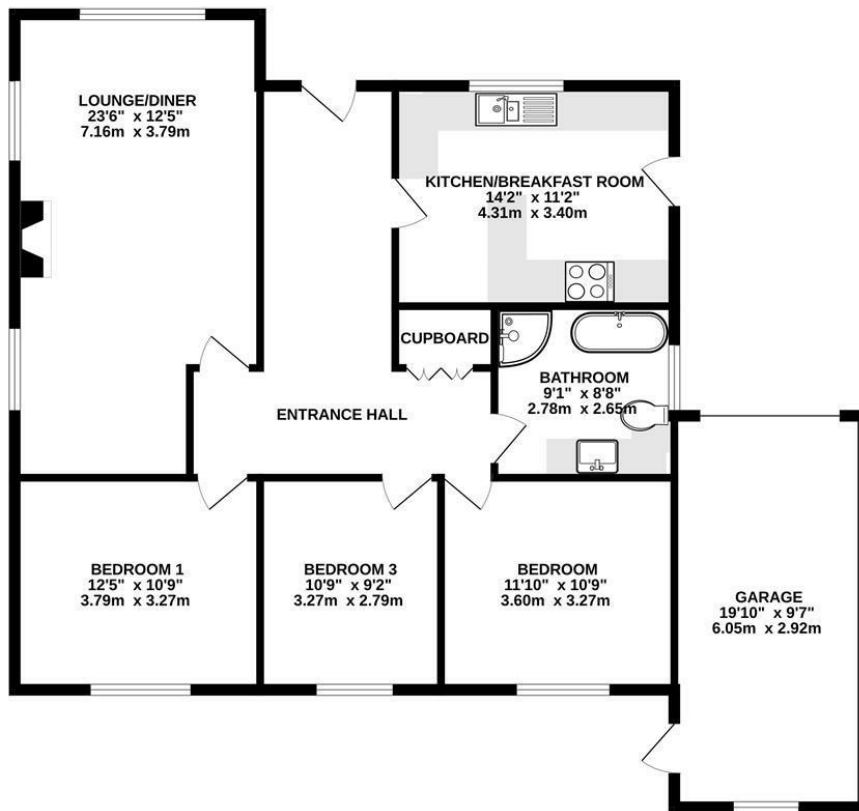


Directions

From Bideford proceed along The Quay and turn into the High Street. Continue to the top of the hill and bear left. Take the next turning right into Abbotsham Road and proceed without deviation for approx. 1.5 miles passing Bideford College and The Big Sheep. At the next turning proceed straight across the road, then take your next left onto Pump Lane continue along the road and take the 1st right hand turning where the entrance to Shepherds Meadow will be found directly in front of you. Upon entering the cul-de-sac number 8 will be situated with a number plate clearly displayed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		67
	52	
England & Wales		
	EU Directive 2002/91/EC	

GROUND FLOOR



While 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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