



## Plot 4, Capern Park Buckland Brewer, Bideford, EX39 5LN

Guide Price £550,000

- Exclusive New Home!
- Well-Planned Accommodation
- Tucked Away Position
- Strone's Throw From The Village
- Nearing Completion
- Stunning Countryside Views
- Impressive Open Plan Living
- Double Garage & Parking
- Large Plot
- Professional Consultants Certificate



# Plot 4, Capern Park, Buckland Brewer

Morris and Bott are delighted to introduce this impressive detached, 4 bedroom new-build home, which has been thoughtfully designed and built to an exceptional standard. Occupying a tucked away position, on the edge of the popular village of Buckland Brewer, all three properties sit on a generously sized plot and benefit from a double garage and far-reaching countryside views over the rolling hills of North Devon.

These exclusive & individual new properties will be sure to appeal to those seeking the idyllic family home or luxury holiday escape.



Council Tax Band: New Build



## LOCATION

Buckland Brewer is a charming and highly sought-after rural village, adorned with a thatched pub, community shop, primary school, church, and village hall. Just 6 miles away lies the historic market town of Bideford, offering a diverse array of local shops, supermarkets and banking facilities, along with several larger and secondary schools. Just a short drive from Bideford you will find the golden sandy beach of Westward Ho! And the characterful fishing village of Appledore that comes with its array of award winning eateries and pubs. Convenient access to the A39 (A361) North Devon Link Road ensures swift connectivity to Barnstaple, the regional hub for North Devon.

## ACCOMMODATION SUMMARY

On the ground floor, you'll find an entrance porch connected to a convenient WC. The porch leads into a spacious open-plan living area that seamlessly integrates a modern kitchen and lounge space, opening through sliding patio doors to the rear garden. Accompanying this is a well-equipped utility and dining area. On the first floor, there are four generously sized bedrooms, including a master with an en-suite, and a family bathroom. Additionally, the property benefits from a handy double garage equipped with electric, plentiful parking and a large rear garden.

## GROUND FLOOR

### Entrance Porch

21'10" x 11'1"

### Open Plan Living

21'10" x 11'1"

### Utility

13'7" x 6'10"

### WC

## FIRST FLOOR

### Bedroom One

13'1"39'4" x 12'11"

### Ensuite

### Bedroom Two

11'4" x 10'5"

### Bedroom Three

10'7" x 8'2"

### Bedroom Four

12'5" x 9'10"

## Bathroom

### Garage

20'3" x 16'0"

Equipped with lighting, electric and a remote controlled up and over door.

### Outside

To the front of the property there is a large driveway providing ample space for multiple vehicles and giving access into the double garage via an electric up and over door. Modern stone patio is laid around the property leading into the rear garden, where you will find a large, level lawn, bordered with a wooden fence and beech hedge. Also benefiting from a laid stone patio area, the rear garden makes for an ideal spot to unwind and take in the breathtaking countryside views.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

### Services

Air source heat pump. Mains electric, drainage and water

### Virtual Staging

Please note that some of the internal images are of plot 3 and have been virtually staged to help appreciate the use of space.

### Agents Note

There is an annual residence charge of £50 which contributes towards the maintenance of the shared road approach.

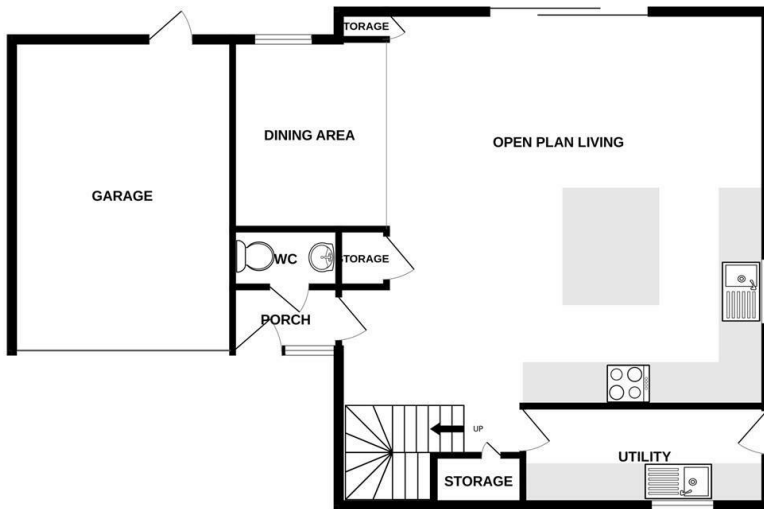
## Directions

From the A39 Bideford (Atlantic Highway) After crossing the Torridge Bridge take the 1st exit at the roundabout, signposted Bideford, onto Heywood Road. Continue along this road for approximately 1 mile to the end of Bideford Quay. At the Old Bideford Bridge roundabout take the 2nd exit onto New Road/A386. At the next roundabout take the 1st exit and continue along the A386. After 1½ miles turn right signposted Littleham/Buckland Brewer/Parkham/Bradworthy. After 2.7 miles turn left sign posted Buckland Brewer. Follow this road into the village where Capern Park will be found a short distance on the right hand side.

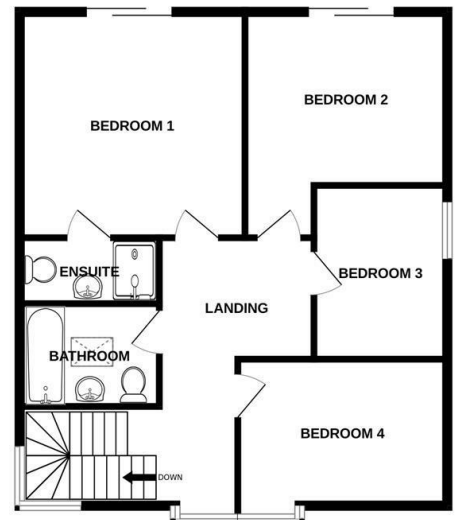


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

GROUND FLOOR



1ST FLOOR



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