



Howards Way Weare Giffard, Bideford, EX39 4QS

Guide Price £545,000

- Individual Detached Home
- Private Driveway
- Low Maintenance Garden
- On a Regular Bus Route
- Stunning Countryside Views
- Modern Fitted Kitchen
- Popular Village Location
- Viewing Highly Recommended

Howards Way

Situated in the highly sought after village of Weare Gifford, this fabulous detached home boasts some wonderful views over the valley and is walking distance to both the Cider Presse Village Inn as well as the popular Tarka Trail which meanders alongside the River Torridge. The property is finished to an immaculate standard throughout and offers the perfect setting for a family home in a traditional village setting or could equally be used as a lucrative holiday home due to it's proximity to all of North Devon's attractions including Torrington Golf Club which is just a short distance up the road. Early viewings are advised to avoid disappointment.



Council Tax Band: D



Entrance Hall

Welcomes you into the property.

Kitchen

The kitchen is well fitted with a range of modern hand and eye level units housing an integrated electric double oven, gas hob with extractor hood over and built-in dishwasher.

Utility

The utility offers handy additional worktop space with access into the front garden and room for a washing machine and tumble dryer.

Dining Room

A light and spacious room with ample space for a large dining table and chairs, double doors lead into the lounge.

Living Room

Housing a cosy log burner and french doors leading out onto the sun deck, the lounge offers a generously sized space perfect for all the family.

First Floor

Bedroom 1

A large double bedroom with stunning countryside views over the valley.

Ensuite

A modern suite comprising a walk in shower, low level WC, wash hand basin and heated towel rail.

Bedroom 2

A further good sized double room with delightful views.

Bedroom 3

A further generously sized double room with countryside views.

Bedroom 4

A generous single bedroom ideal as a home office or spare room, also providing access to the rear of the property.

Bathroom

A modern white suite comprising a bath with shower over, wash hand basin, low level WC and heated towel rail.

Outside

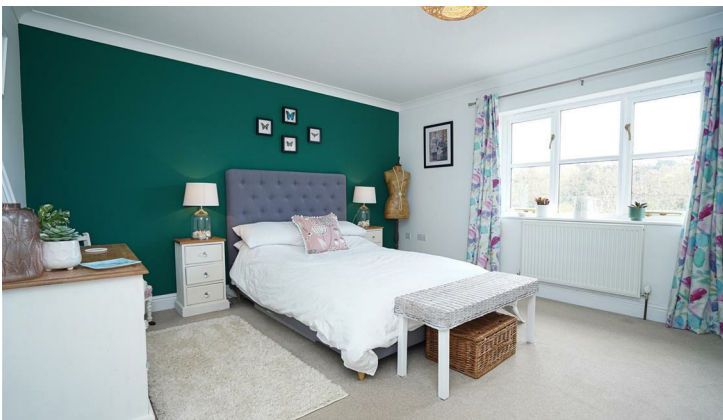
To the front of the property is a large parking area laid with chippens and with ample space for multiple vehicles. A path leads up into the tiered garden with access onto the sundeck and to the front door. there is also a smaller tiered garden to the rear.

Services

All mains connected. Gas fired central heating.

Viewings

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



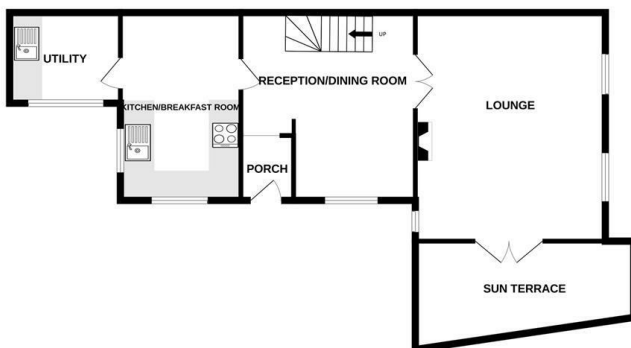
Directions

From Bideford Quay, proceed towards Torrington on the A386. Continue on this road passing through Land Cross and taking the second turning on the left, signposted Weare Giffard. Follow this road over the bridge and continue along this road passing through the village, the church, village hall and along the road passing the Cyder Press Public House, where the property can be found half a mile further on the left hand side with Howards Way clearly displayed.

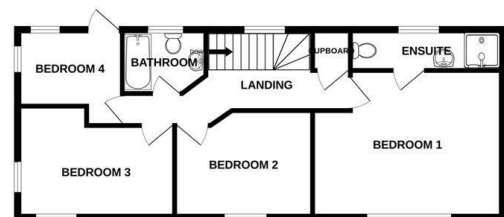


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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