



No 9 Southwood Meadows, Buckland Brewer, Bideford, EX39 5LJ

Price Guide £310,000

- Spacious Family Home
- Within Popular Village Setting
- Garage & Off Road Parking
- Established Cul-de-Sac
- Short Walk To Highly Regarded Primary School
- No Onward Chain

Ground Floor

Lounge
16'4" x 10'9"

Kitchen
16'4" x 11'11"

Conservatory
19'1" x 8'5"

Study
10'9" x 6'0"

Cloakroom

Bedroom 1
14'0" x 12'11"

Bedroom 2
10'10" x 8'9"

Bedroom 3
9'5" x 8'0"

Bedroom 4
9'5" x 8'0"

Family Bathroom

Integral Garage
17'7" x 8'9"

Services
Main electric, water and drainage. Oil fired central heating.

Nestled in the charming village of Buckland Brewer, Southwood Meadows presents a delightful opportunity to acquire a spacious detached family home. This property boasts a generous layout that is perfect for modern family living. With four well-proportioned bedrooms, there is ample space for family members or guests. The two reception rooms provide versatile areas for relaxation and entertainment, allowing for both formal gatherings and casual family time.

Situated in an established cul-de-sac, this home offers a peaceful environment while being part of a friendly community. The absence of an onward chain simplifies the buying process, making it an attractive option for those looking to move in without delay. Buckland Brewer is a popular village, known for its picturesque surroundings and welcoming atmosphere. This property is a must-see for anyone seeking a family home that combines space, comfort, and a sense of community.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

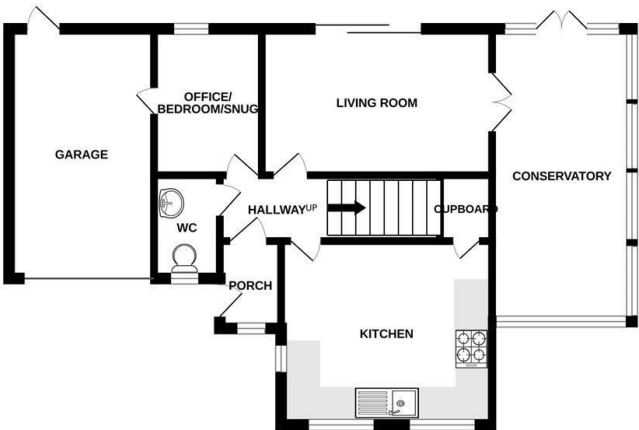
Council Tax Band:

C

EPC Rating:

D

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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