

Having been completely re-decorated by the current owners an immaculately presented 4 bedroom detached bungalow with a modern kitchen/breakfast room, dual aspect living room together with a garage and a large fully enclosed rear garden. An early viewing is advised. EPC D



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
Sales 01237 423888 **Lettings** 01237 471855
Email bideford@blakproperty.co.uk
Website www.blakproperty.co.uk



Stone Corner, Church Lane, Frithestockstone,
 Torrington, Devon. EX38 8JL
 | Guide Price £375,000

The property is accessed via a shared driveway with parking for 2/3 vehicles with a single garage with an up and over door. The property offers spacious accommodation with a modern kitchen/breakfast room together with a dual aspect living room overlooking the rear garden. There are 4 bedrooms, the master having an en-suite shower room whilst the other bedrooms are served by a family bathroom. To the rear of the property is a fully enclosed garden with many mature shrubs and flowerbeds.

Situation: The small hamlet of Frithelstockstone is approximately 4 miles from the market town of Great Torrington and 6 miles from the port and market town of Bideford. The nearby village of Monkleigh has a public house, with both Monkleigh and Langtree offering primary schools. The Village has an active community with regular classes and events held in the village hall. Bideford has a traditional pannier market and an array of pubs, shops, banks, a post office, restaurants with the picturesque quayside still a busy working port with ships regularly seen sailing in and out of the estuary. Torrington is also close by which offers a host of local shops and stores, the nationally recognised Plough Arts centre and RHS Rosemoor is on the outskirts of the Town.

Directions: From Bideford, proceed out of town, following onto the A386, sign posted to Torrington. Proceed along this road for approximately a mile and a half, entering into Landcross, where the turning onto the A388 sign posted to Holsworthy will be seen on the right hand side. Continue through the villages of Saltrens, Monkleigh and into Frithelstock Stone, as you enter into the village, take the left hand turning into Church Lane where Stone Corner will be the first property on the left hand side.

The accommodation comprises: (All measurements are approximate)

Entrance Hall: 30' 4" x 4' 5" (9.24m x 1.35m) A welcoming entrance hall with laminate flooring. Cloaks cupboard, double radiator, spotlights, coving to ceiling.

Kitchen/Diner: 15' 4" x 14' 0" (4.67m x 4.26m) A bright and airy dual aspect room with patio doors leading to the garden. The kitchen was installed 4 years ago and comprises of white gloss units both at base and eye level with white part tiled walls together with plumbing for a washing machine and dishwasher. There is space for a dining room table. Double radiator.

Living Room: 20' 9" x 15' 7" (6.32m x 4.75m) This room is a particular feature of the property being very spacious and being dual aspect with patio doors leading to both areas of the garden. 2 double radiators, coving to ceiling

Bedroom 1: 12' 7" x 11' 8" (3.83m x 3.55m) Located at the rear of the bungalow overlooking the large garden. Double radiator, spotlights, coving to ceiling.

En-Suite: 8' 3" x 6' 6" (2.51m x 1.98m) A wetroom with thermostatic shower, low level WC and wash basin together with a useful cupboard, double radiator, extractor.

Bedroom 2: 12' 7" x 8' 8" (3.83m x 2.64m) Located at the rear of the bungalow overlooking the large garden. Double radiator, coving to ceiling.

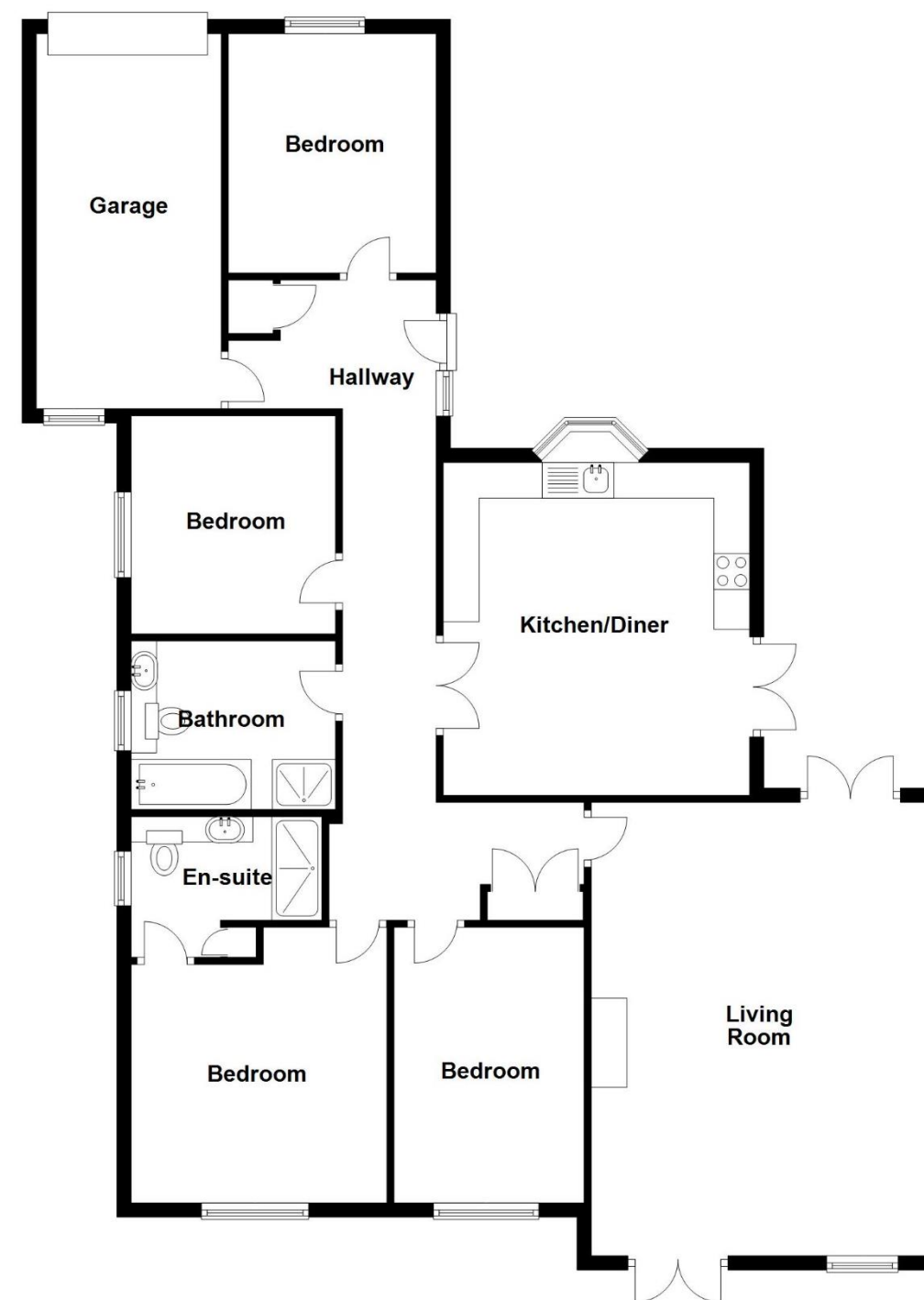
Bedroom 3: 10' 11" x 9' 6" (3.32m x 2.89m) A bright room located at the front of the property. Laminate flooring, coving to ceiling, double radiator.

Bedroom 4: 10' 0" x 9' 4" (3.05m x 2.84m) Located at the side of the property., Coving to ceiling, double radiator.

Bathroom: 9' 3" x 7' 9" (2.82m x 2.36m) A spacious bathroom with a 4 piece suite comprising a large shower cubicle, panelled bath, low level WC and wash basin, shaver point, tiled floor, coving to ceiling

Garage: 17' 4" x 8' 11" (5.28m x 2.72m) With an up & over door with light and power connected together with storage in the loft. Located at the rear of the garage is the 'Firebird' boiler which serves the hot water and central heating.

Outside: The front of the property is approached over a shared drive with patio areas to the side of the property. To the rear of the property is a large garden laid mostly to lawn with a good sized patio area. The garden has been well maintained by the current owners and contains a mix of mature hedges, shrubs and flowers together with a storage shed and external electrical sockets & outside taps. To the side of the property you will find the oil tank.



All dimensions are estimates only and may not be exact measurements. Square Meters are approximate. Supplied by Convert Surveyors Plan produced using PlanUp.

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, 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.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.