




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



A delightfully located spacious detached 3 Bedroom bungalow residence situated in a quiet popular village location with UPVC double glazing and Gas central heating. Superb views, Solar Panels, detached Garage, early viewing strongly recommended.



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 Timberlayne, Weare Giffard, Bideford, Devon,  
 EX39 4QU | £450,000



Briefly the property comprises: Entrance Porch, Entrance Hall, cosy Lounge, well fitted Kitchen, 24' impressive Family Room, 3 good sized Bedrooms and recently refitted contemporary Bathroom with separate Shower. Gardens, Decking and Detached 18' Garage.

Situation - The property is situated in the popular village of Weare Giffard which lies close by the River Torridge conveniently between the towns of Bideford and Great Torrington. The village has a good range of amenities including an active village hall, church, pub, access to the Tarka Trail and bus service. The historic town of Great Torrington is approximately 2.5 miles away and is surrounded by the commons on all 3 sides, which is over 360 acres of common ground ideal for walking and nature. The town itself has an excellent range of amenities including butchers, bakeries, post office, various shops, pubs and restaurants, swimming pool, 9 hole golf course, primary and secondary school and a supermarket. The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private) and 5 supermarkets. There is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple. There are beaches and coastal villages within around 10 miles (approximately 20 minutes drive) including Instow village and Westward Ho! which offers a range of amenities and restaurants with a three mile long beach. There is also a range of tourist attractions and leisure pursuits. The regional centre of Barnstaple is approximately 14.5 miles away and offers all the area's main business, shopping and commercial venues. There is also good transport opportunities via the A361 link road which connects the motorway network at junction 27 of the M5 or via rail and the Tarka line.

Directions to Find: From Bideford Quay with the River Torridge on your left hand side proceed towards Torrington on the A386. Stay on this road passing through the village of Landcross and after a short distance take the left hand turning signposted towards Weare Giffard. Proceed along this road passing the church on your right hand side and continue along this road passing the village hall take the turn signed 'Unsuitable for Heavy Goods Vehicles' on the left. Continue for a short distance and there is a private road on the right. Timberlayne is the 2nd on the left on this road. What3words: princes.december.crows

The accommodation comprises: (All measurements are approximate)

Entrance Porch: UPVC double glazed windows and door off

Entrance Hallway: Light oak laminate flooring, access to boarded loft with gas boiler feeding hot water and central heating, large airing cupboard with factory lagged cylinder, radiator.

Lounge: 14' 0" x 12' 0" (4.26m x 3.65m) Fireplace with gas fire, double aspect UPVC double glazed windows one being a bay window with delightful rural views, 2 radiators.

Kitchen: 14' 0" x 12' 0" (4.26m x 3.65m) Fitted with a range of cream base and wall cupboards with wooden worktops 1 1/2 bowl asterite sink, integrated oven hob and extractor, plumbing for washing machine and dishwasher, radiator, light oak laminate floor, UPVC double glazed window and door off.

Family Room: 24' 0" x 17' 0" (7.31m x 5.18m) an impressive spacious light room with superb rural views, Pine floor, 2 double radiators, UPVC double glazed windows and patio doors off.

Bedroom One: 14' 2" x 9' 5" (4.31m x 2.87m) 2 built in double wardrobes, radiator, UPVC double glazed window.

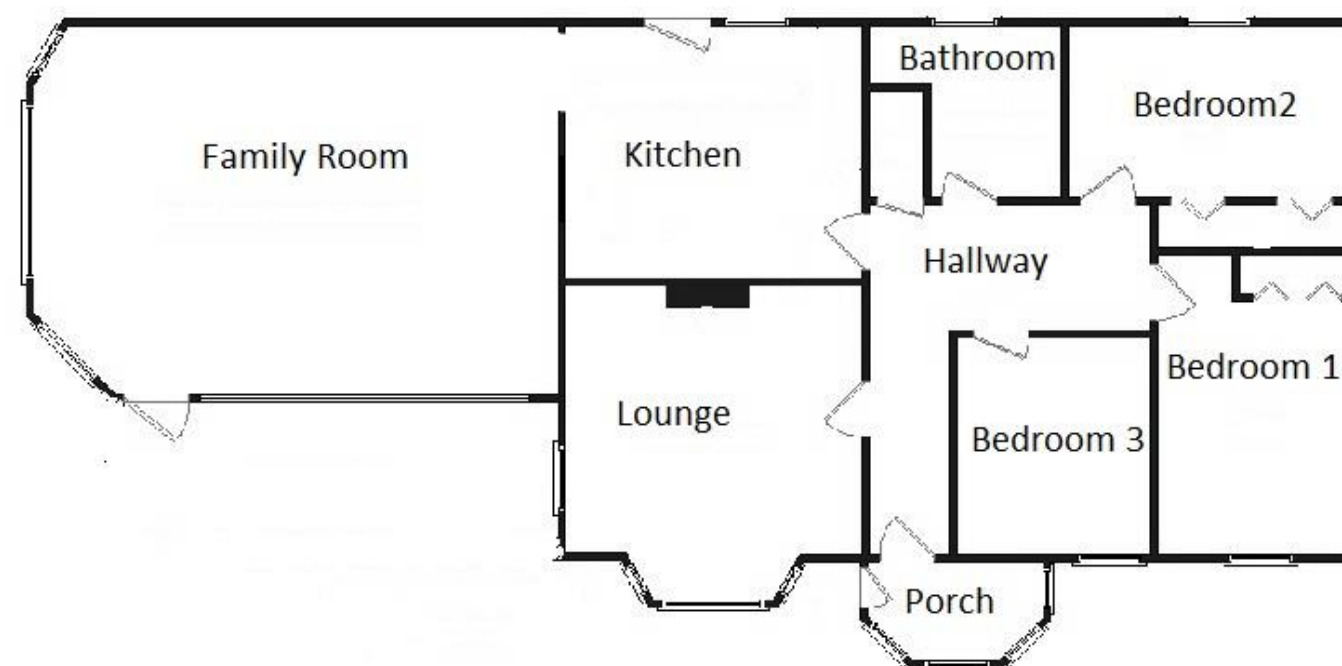
Bedroom Two: 13' 3" x 8' 4" (4.04m x 2.54m) Light oak laminate floor, UPVC double glazed window, radiator, 2 built in double wardrobes and cupboards

Bedroom Three: 10' 1" x 9' 3" (3.07m x 2.82m) Radiator, UPVC double glazed window.

Bathroom: 8' 4" x 6' 0" (2.54m x 1.83m) Fitted with a contemporary modern suite comprising, modern panelled bath, vanity wash basin with cupboard under, low level WC, shower cubicle with aquaboard surround with thermostatic shower. UPVC double glazed window, heated towel rail.

Outside: There is a ramped access to the property, to the front is a level lawned garden with steps up to a 20' x 8' decking area with a Hot Tub. Lawned side garden, to the other side are 2 useful sheds. Small lawned rear garden set up from the rear of the property.

Garage: 18' 4" x 11' 0" (5.58m x 3.35m) With up and over door, power and light connected.



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