

A.W. HOCKIN
BUILDERS & CONTRACTORS



A brand new 2 bedroom detached bungalow built to a high specification offering plenty of space together with a single garage in this popular village location.

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PROPERTY

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Plot 3, Mays Meadow, Fore Street, Langtree,
Devon, EX38 8NG | Guide Price £325,000

Plot 3 is a detached 2 bedroom bungalow situated close to the entrance of this popular new development.

The property itself has a level access into the property which opens into a welcoming hallway where you will find doors to the two bedrooms, both of which are double bedroom together with access to the family bathroom.

To the rear of the property is a spacious living area with patio doors leading out to the garden. There is an opening into the fully fitted kitchen which overlooks the front of the property.

This rural village is a popular spot within the attractive North Devon countryside, comprising a church, popular pub and a well favoured primary school. The market town of Torrington is just 5 miles away, with its popular market and an array of pubs, shops, banks, a post office and restaurants. The town of Bideford is approximately 9 miles away and provides a wider range of shops, amenities and additional educational facilities. The seaside village of Westward Ho! with its long sandy beach, miles of Cliffside walks and adjoining Champion Golf Course lies 12 miles to the north. Other places of interest within the locality include Yachting and Sailing upon the river Torridge with a Marina at Instow and the Tarka Trail popular as a cycling and walking route.

DIRECTIONS TO FIND: From Bideford proceed south towards Torrington on the A386 turning right after approx. 2 miles at Landcross as signposted to Holsworthy on the A388. Follow this road which will take you through Villages such as Saltrens, Monkleigh, Frithelstockstone and eventually you will come to a cross at Stibbs Cross. At the crossroads turn left and after a few minutes you will enter the Village of Langtree and the Mays Meadow development will be found on your right hand side.

The accommodation comprises: (All measurements are approximate)

Entrance Hall:

Living Room: 16' 0" x 14' 7" (4.87m x 4.44m) A bright and spacious dual aspect room located at the rear of the property with patio doors leading to the rear garden.

Kitchen: 9' 11" x 9' 2" (3.02m x 2.79m)

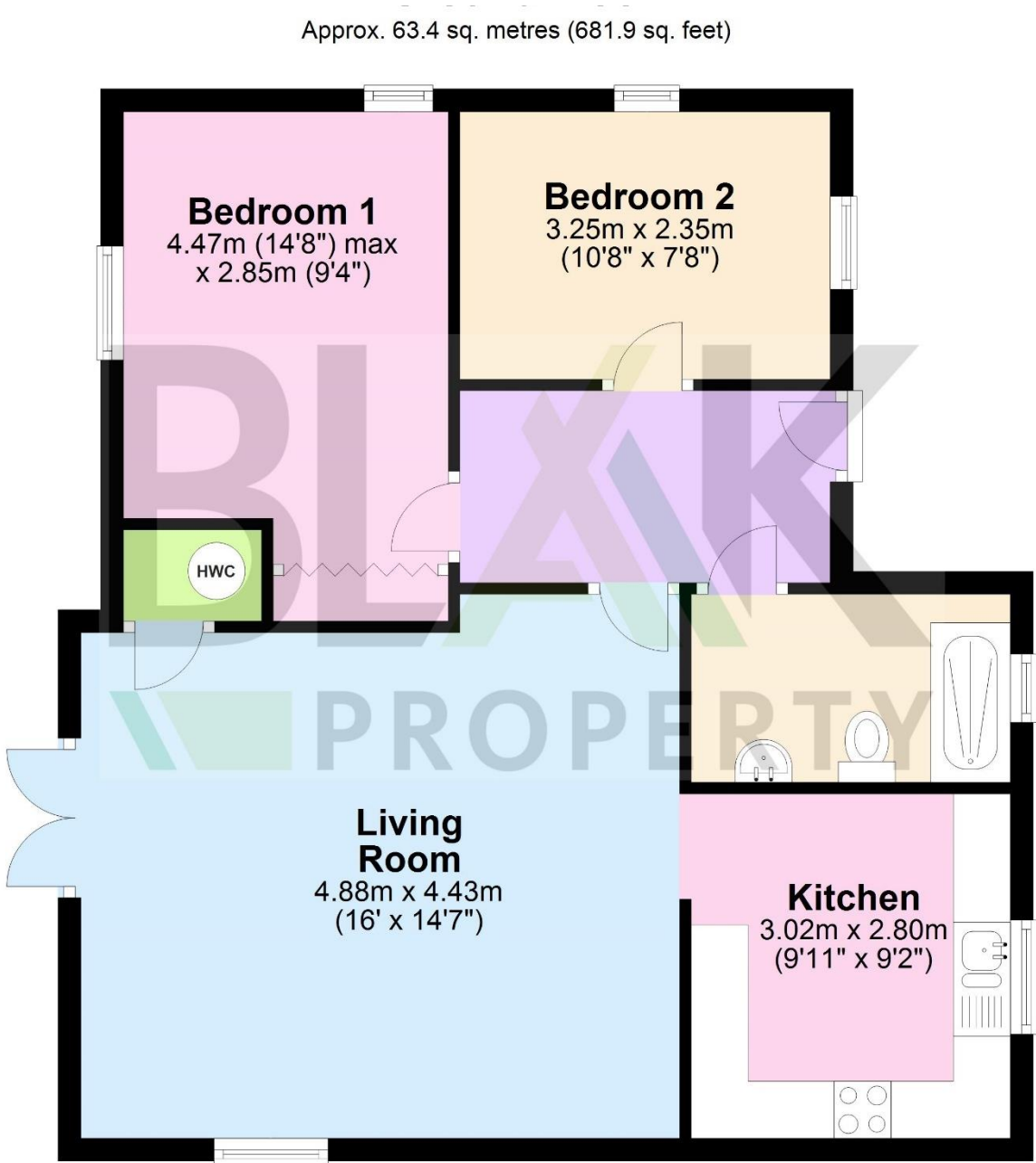
Bedroom 1: 14' 8" x 9' 4" (4.47m x 2.84m) A good sized dual aspect room allowing plenty of space for a double bed and bedroom furniure.

Bedroom 2: 10' 8" x 7' 8" (3.25m x 2.34m) A dual aspect room with space for a double bedroom.

Bathroom: 9' 2" x 5' 5" (2.79m x 1.65m) A modern fitted bathroom suite including a low level WC, vanity wash basin together with large shower enclosure.

Buyers Options: Buyers will have a choice of style of kitchens, bathrooms and flooring from a select list from the developer once reservation has been confirmed.

Reservation Fee: Upon completion of checks regulatory checks from the agent , buyers will be invited to reserve the plot for a non refundable fee of £5,000.



Total area: approx. 63.4 sq. metres (681.9 sq. feet)

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