



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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Plot 3 Mays Meadow, Fore Street, Langtree,
 Torrington, Devon, EX38 8NG | Price £290,000

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.

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.

Constructed by AW Hockin Builders a well know and reputable firm. Established by Tony Hockin in 1984, A W Hockin Builders has steadily grown over the early years and in 2000 Marc Hockin (Tony’s son), joined the family business and they now have 12 people on the team. The firm builds to a high quality of workmanship and prides itself in the quality and build standard.

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.

Entrance Hall :

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

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

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

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

Bathroom 5'5" (1.65m) x 9'2" (2.79m): 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 Â£5,000.

Services : The property is heated by an Air Source Heat Pump. The property has underfloor heating throughout.

The property also benefits from Photovoltaic Panels together with an EV Charger.

External Features : Anthracite PVCu windows and rear French Doors, Anthracite PVCu fascias and soffits, Anthracite Rainwater Goods, Part Cederal Cladding to Elevations, Composite front Door, External PIR lights to Front and Rear, EV charging point in Garage, Power and Lighting in Garage, External Tap, Sectional electrically operated garage door, Lanscaped Front garden, Turfed Rear garden, 1.8m fencing to the rear Garden and Generous Patio Area



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