



## HIGH VIEW, FORE ST, LANGTREE, EX38 8NG

£399,950

A spacious 4 bedroom (master en-suite) detached house situated in quiet village location with the accommodation including triple aspect lounge, separate dining room, kitchen/breakfast room & utility room together with good sized enclosed rear garden & driveway parking for several vehicles.



High View is a generously proportioned detached house situated in the peaceful semi rural village of Langtree, lying 6 miles from Torrington & 8 miles from Bideford, each offering a range of amenities whilst the village itself has a primary school, parish church, village hall & public house.

The spacious accommodation is well equipped for family life, including a good sized, triple aspect lounge with feature fireplace together with separate dining room & kitchen/breakfast room offering a good selection of cupboards & drawers, a range oven and island breakfast bar.

To the first floor are 4 comfortable bedrooms with the master bedroom being particularly spacious and enjoying a dual aspect with feature fireplace and the benefit of an en-suite with shower enclosure and twin vanity basins. The large family bathroom comprises a white suite including panelled bath, separate shower enclosure & vanity wash basin.

Externally, the driveway to the front of the property provides parking for several vehicles whilst gated side access leads to the enclosed level rear garden with a good sized lawn and established hedge boundaries, timber decking and patio together with useful storage sheds.

**Services:** Mains water & electricity, septic tank drainage and 'Calor' LPG heating

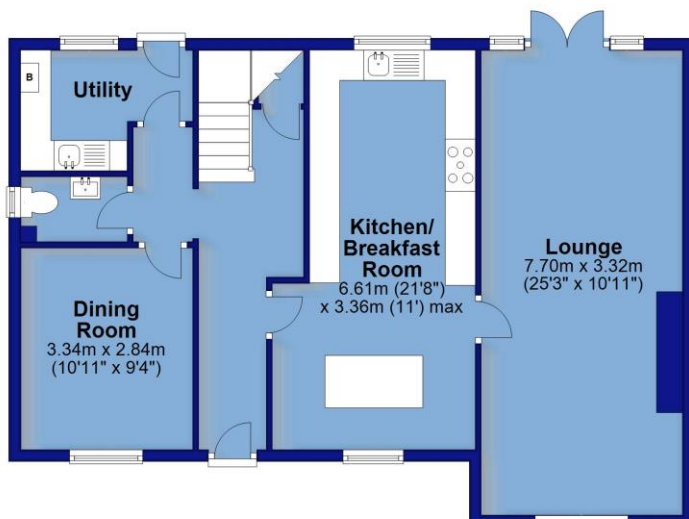
**Energy Performance Certificate:** F (38)

**Council Tax:** BAND D (£2,206.43 per annum)



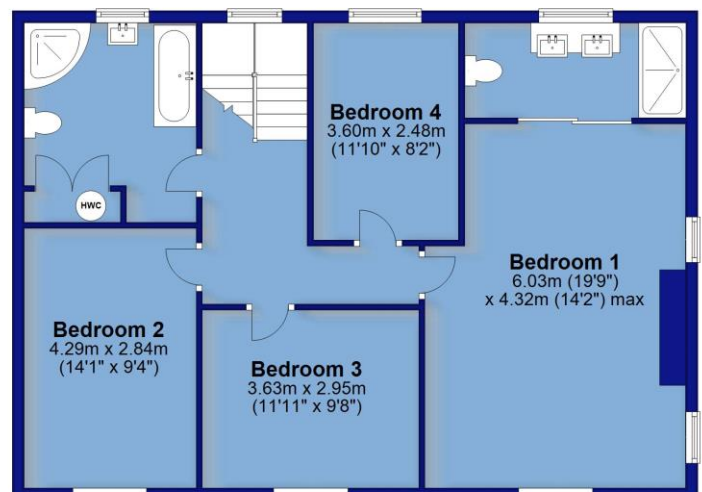
### Ground Floor

Approx. 76.0 sq. metres (818.2 sq. feet)



### First Floor

Approx. 84.2 sq. metres (906.2 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

rightmove

