



11 OLD MARKET DRIVE, WOOLSERY, EX39 5QF

£279,950

A 3/4 bedroom link detached house located in the popular village of Woolsery, with a good range of amenities and nearby primary school. The well presented accommodation includes a dual aspect lounge/dining room, kitchen & utility plus a further reception room/bedroom 4 and ground floor shower room.

This well presented and adaptable 3/4 bedroom link detached house is located in this ever popular & thriving village of Woolsery with great local amenities including the highly regarded Farmers Arms pub, fish & chip shop and village shop/post office together with community hall and playing fields.

No11 would make an ideal family home (the local primary school is within short walking distance) but would also appeal to those wanting that little bit of extra room for visitors or a space to work from home – the converted garage is a perfect for this but could equally become a fourth bedroom as there is a ground shower room adjacent.

The primary living space is the dual aspect lounge/dining room with engineered wood flooring and an open fireplace creating a cosy space during the colder months and in fairer weather, opens via French doors direct onto the garden with timber decking, artificial turf and a useful garden shed.

The kitchen overlooks the garden and includes a good selection of cupboards and drawers whilst alongside is a useful utility room with further cupboards and space for your white goods.

Services: Mains electricity, water & drainage.
Oil fired central heating.

Energy Performance Certificate: E (49)

Council Tax: BAND B (£1,797.20 per annum)



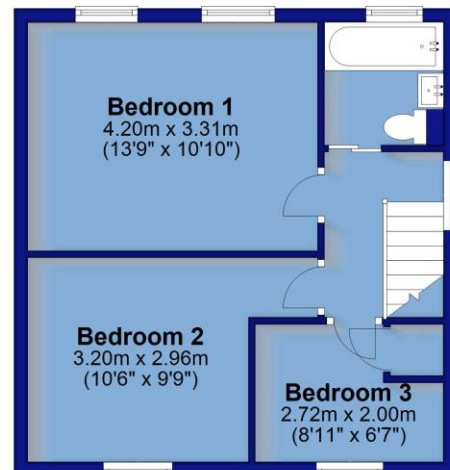
Ground Floor

Approx. 64.1 sq. metres (689.5 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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