

Regency

ESTATE AGENTS



CLOISTER LODGE, FRITHELSTOCK, EX38 8JH

£395,000

A well presented & good sized 3 bedroom, 3 bathroom detached cottage situated in a pleasant semi-rural hamlet between Bideford & Torrington. Greatly improved by the present owner, this charming property is ready for immediate occupancy, benefitting from a large garden, garage & parking.

Cloister Lodge is an extremely well presented detached cottage, having been updated and refurbished by the present owner in recent years to offer comfortable, well proportioned accommodation with the benefit of uPVC double glazing & oil fired central heating throughout.

Situated in a pleasant semi rural location, Cloister Lodge enjoys a peasant outlook from the first floor rooms, over adjoining farmland and nearby countryside. The neighbouring towns of Torrington & Bideford offer a good selection of everyday leisure & shopping facilities whilst the nearby village hall (a short drive) has a regular schedule of activities.

The spacious accommodation includes 2 good sized reception rooms on the ground floor together with a breakfast room and well appointed kitchen.

To the first floor are 3 comfortable bedrooms and the shower room, with en-suite's to each of the 2 large double rooms.

Externally, a drive & garage provides parking whilst the pretty front garden leads off to a lengthy lawned garden to the right side of the cottage, being enclosed by established hedgerows.

Services: Mains electricity & water. Oil fired Central heating. Private drainage.

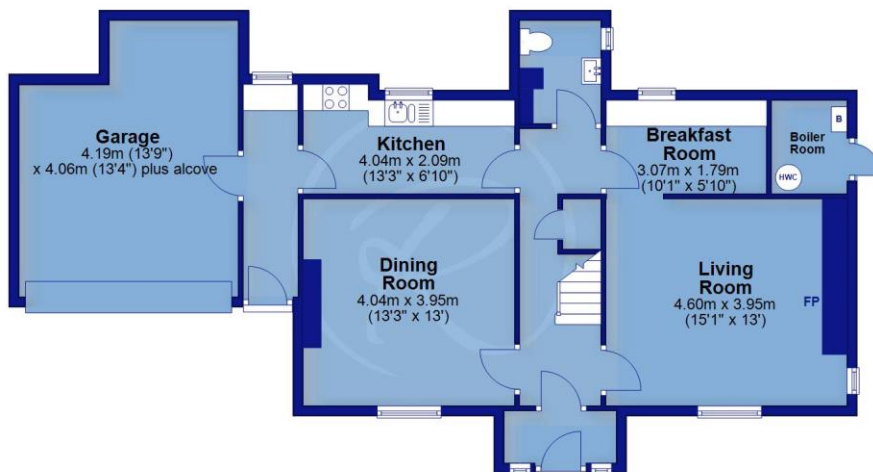
Energy Performance Certificate: E (46)

Council Tax: BAND C (£2,085.87 per annum)



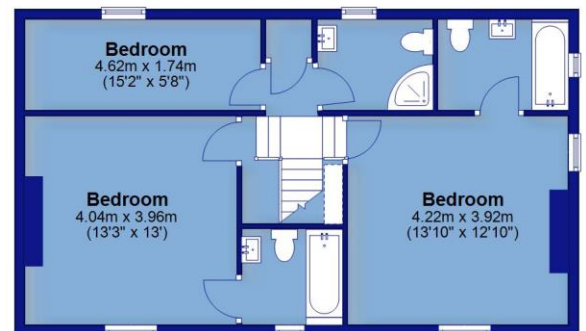
Ground Floor

Approx. 90.9 sq. metres (978.2 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 151.6 sq. metres (1632.0 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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