

Regency

ESTATE AGENTS



4 CHURCH VIEW, WEARE GIFFARD, EX39 4QP

£375,000

A 3 bedroom semi detached house situated within the favoured village of Weare Giffard, offering a pleasant outlook and well proportioned accommodation benefiting from gas fired central heating & uPVC double glazing together with good sized and attractive gardens and off road parking.

This well proportioned, semi detached house is complimented by attractive gardens which back onto fields whilst offering versatile accommodation with the benefit of gas fired central heating & uPVC double glazing.

The popular village of Weare Giffard lies between Bideford & Torrington each offering a good selection of everyday amenities together with primary & secondary schooling. The village itself has a vibrant public house, The Cyder Presse, together with a well utilised village hall and green with play area.

The ground floor accommodation comprises 2 reception rooms; a comfortable dual aspect lounge with wood burner and separate dining room which could be utilised as a fourth bedroom or dedicated home office.

The kitchen/breakfast room includes a good range of cupboards & drawers together with built-in double oven & hob whilst French doors open out to the rear garden. In addition is a useful utility/boot room and larder cupboard adjacent to the kitchen.

To the first floor are 3 bedrooms, two being doubles looking out towards the village whilst bedroom 3 overlooks the garden. The family bathroom comprises a white suite including P shaped bath with shower over whilst there is a further separate cloakroom WC.

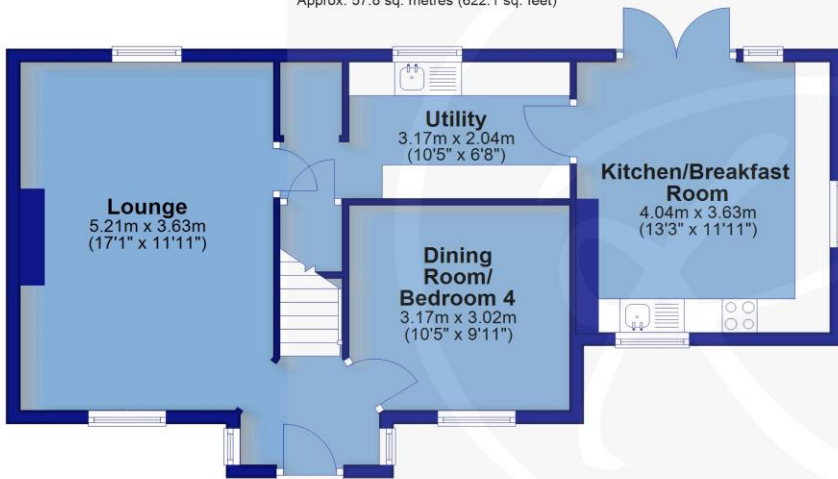
Services: All mains services are connected
Energy Performance Certificate: D (64)
Council Tax: BAND B (£1798.32 per annum)

/// What3Words: [bibs.ownership.stick](https://www.what3words.com/bibs.ownership.stick)



Ground Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.5 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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