Regency

ESTATE AGENTS

ASHVALE, ASHRIDGE, NEAR BIDEFORD, EX39 4PG £375,000

Offered for sale - 'The Good Life' - A superb well presented detached bungalow located in a truly idyllic position with mature gardens having been cultivated and nurtured by the current vendors extending to just over half an acre made of the most enchanting and impressive gardens.

Ashvale is an individual detached bungalow, situated within a desirable semi-rural location.

Offering comfortable light and airy living the property has such a warm and welcoming feel. Upon entering there is a useful Utility Room/Porch, a must have for this rural splendour for all of those coats and wellington boots, this then leading to the wonderful social space with the Kitchen/Dining Room occupying the heart of the home, the Lounge overlooks the garden with picture window where hours of bird and wildlife watching can be enjoyed as well as the woodburner in this room warming the whole property through with a back boiler which efficiently heats the radiators and hot water.

There are two double bedrooms as well as a Bathroom with the property neutrally and tastefully decorated throughout.

The property benefits from a recently fitted bio-disc septic system, together with a Well (being concrete lined) and pump which is a great advantage to those interested in off-grid potential.

The property stands within its own good sized enclosed gardens which are an undoubted feature of the property. There is a gated entrance with driveway access providing ample off road parking.

The main garden area extends to just over ½ an acre having been cultivated & nurtured by the current owners, their pride and joy, with various seating areas & secret garden with pond.

The property boasts a never ending enchanting garden experience with lawns with well established trees and fruit trees as well as various outbuildings, sheds, summers houses and stores.

Ashvale lies on the fringe of the town approximately 3 miles to the east of Bideford. It is a popular location being rural in character yet still convenient to all amenities and facilities. There is a full range of shopping facilities including a choice of supermarkets, schools and health centres located in Bideford.

AGENTS NOTE: The bungalow is a Woolaway Bungalow and not of traditional construction.

Services: Mains water and electricity are connected. Also has a well. Private Bio septic tank drainage.

Energy Performance Certificate: F (33)
Council Tax: BAND C (£2,131.43 per annum)

Ground Floor

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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