



10 OLD MARKET DRIVE, WOOLSERY, EX39 5AP

£240,000

Occupying a generous corner plot position, 10 Old Market Drive is a 3 bedroom house being well presented throughout and situated in a cul-de-sac location within a short walk to Woolsery Village centre with a delightful larger than average rear garden as well as garage and parking.

The property is immaculately presented with tasteful décor and spacious accommodation, in brief comprising of an entrance porch leading into the welcoming entrance hallway, 9'4" fully fitted modern Kitchen and dual aspect 21'0" Lounge/Dining Room on the ground floor.

To the first floor there is Master bedroom, two further bedrooms and a shower room.

The property is well situated being on a generous corner plot with area of lawn to the front and path leading to the front entrance door whilst to the rear the garden is a real feature of the property enjoying a sunny aspect with lawn and patio area, being private as well as benefiting from access into the garage which is next to the property with an allocated parking space for one car and room for another vehicle in front.

The property comes highly recommended by the sole selling agent.

Services: Mains electricity & water are connected. Oil fired central heating.

Energy Performance Certificate: E (54)

Council Tax: BAND B (£1,883.82 per annum)

Directions:

From our office proceed out of town to Heywood Road roundabout, taking the left hand turning signposted Bude and continue along the A39 for approximately 8 miles until reaching Bucks Cross. At Bucks Cross take the left hand turning signposted Woolsery (Woolfardisworthy). Continue into Woolsery village. At the school take right turn then immediate left in Old Market Drive. Number 10 will be found in the cul-de-sac to the right by the green in the far corner. (or can be accessed by turning right and then left by the garages) and on the left hand side.



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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.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

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