Regency

ESTATE AGENTS

2 BEUVRON CLOSE, WOOLSERY, EX39 5SR £375,000

An extended 3 bedroom (master en-suite) detached bungalow situated within walking distance of the village amenities and offering spacious accommodation including large lounge/dining room, modern kitchen/breakfast room & conservatory together with enclosed garden, garage & ample parking.

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2 Beuvron Close offers well presented and particularly spacious accommodation, having been extended by the current owners. The bungalow benefits from uPVC double glazing and electric radiators together with PV solar panels with feed-in tariff.

Located within favoured village of Woolsery which has seen major investment within recent years with The Farmers Arms being the hub of the community, providing a superb, cosy environment and excellent dining experience, together with the general store/post office and fish & chip shop.

The beautiful North Devon Coastline is within easy reach, whilst the large towns of Bideford (12 miles) & Bude (16 miles) provide a good choice of shopping facilities.

This wonderful "turn key" home comprises 3 bedrooms, the master with en-suite bathroom and extensive wardrobes. The living areas afford space & comfort, with plenty of room for visiting friends & family, throughout the lounge/dining room, kitchen/breakfast room & conservatory.

Externally, the enclosed rear garden has been landscaped for ease of maintenance whilst the garage & large drive provide ample parking.

Services: Mains electricity, water & drainage.
Energy Performance Certificate: E (44)
Council Tax: BAND C (£2,053.93 per annum)

Approx. 143.7 sq. metres (1546.3 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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