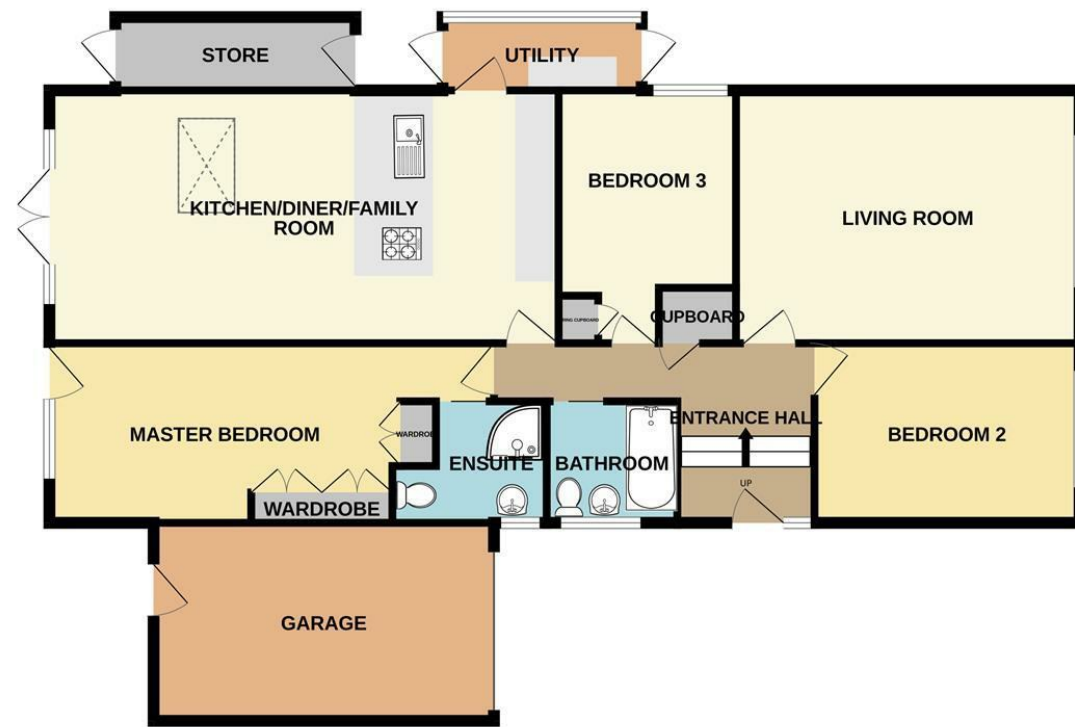


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Desirable 3 Bed Bungalow**  
4 Hooda Close, Swimbridge, Barnstaple, EX32 0QN

Guide Price

**£385,000**

- Beautiful Rear Garden
- Impressive Vaulted Ceilings
- Popular Village Location
- Countryside Views
- Parking for Multiple Vehicles
- Brilliant Condition Throughout
- Master Suite Bedroom
- Useful Utility Room
- EPC: C

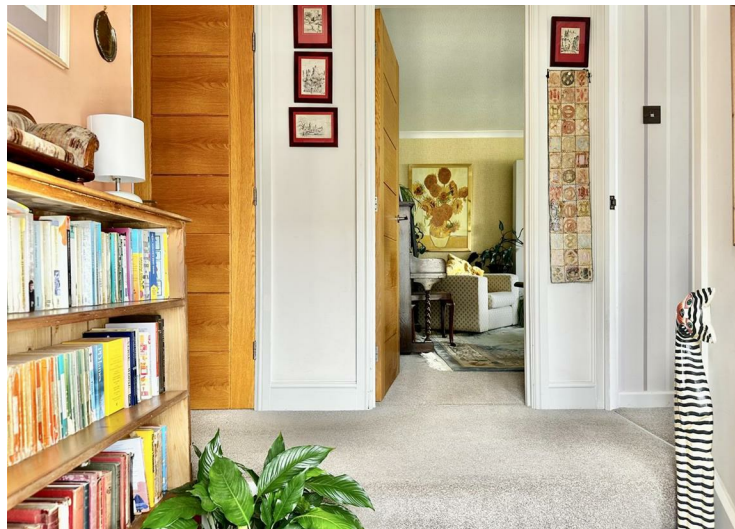
**Directions**

Leaving Barnstaple on the A361 North Devon Link Road as though towards South Molton, after a mile turn right signposted Landkey and Swimbridge. Proceed through Landkey and on into Swimbridge where at the bottom of the hill, in The Square, turn left and proceed up Station Hill through the village. After you crest the rise to the left is the entrance to Hooda Close, the property is located on your left.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

**Open Plan Kitchen Diner**  
7.68m x 3.80m (25'2" x 12'5")

**Living Room**  
5.23m x 3.81m (17'1" x 12'5")

**Master Bedroom**  
6.73m x 2.70m (22'0" x 8'10")

### En-Suite Shower Room

**Bedroom 2**  
4.02m x 2.70m (13'2" x 8'10")

**Bedroom 3**  
3.79m x 2.62m (12'5" x 8'7")

### Family Bathroom

**Utility Room**  
2.88m x 1.10m (9'5" x 3'7")

**Garage**  
5.14m x 2.98m (16'10" x 9'9")

### Store

## Overview

Nestled in the serene village of Swimbridge, this charming detached 3-bedroom bungalow exudes a perfect blend of contemporary comfort and countryside tranquility. Upon entering, you are greeted by a delightful open plan kitchen diner, where vaulted ceilings and a strategically positioned Velux window infuse the space with an abundance of natural light. Double doors seamlessly connect the interior with the outdoor patio area, ideal for al fresco dining and entertaining.

The kitchen is a culinary haven, boasting modern appliances including a sleek gloss induction hob, eye-level double oven, American fridge freezer, and dishwasher, all complemented by ample cupboard space. Adjacent to the kitchen lies a convenient utility room, equipped with provisions for a washing machine and tumble dryer, ensuring practicality meets style.

Stepping into the living room, panoramic views of the surrounding countryside unfold through the large window, enhancing the ambiance of relaxation and connection with nature. A gas fireplace adds warmth and character, inviting cosy evenings indoors during cooler seasons.

The master bedroom is a serene retreat, offering generous built-in wardrobe space and a contemporary ensuite shower room. With its serene garden views, it provides a tranquil escape from the bustle of everyday life. Bedrooms 2 and 3 are equally inviting, benefiting from a well-appointed family bathroom featuring underfloor heating, an L-shaped bath, sink, and WC, ensuring comfort and convenience for all occupants.

The property is situated close to the heart of the pretty and timeless rural village of Swimbridge, which offers a good range of local amenities including an award winning pub, school, playing field and church. There are some beautiful countryside walks close by with superb rugged scenery, and the local school has a fantastic Ofsted rating. This is an ideal location for those seeking a village Devonshire lifestyle and an active community feel. Swimbridge offers an active bus route which leads into Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



## Outside

To the outside; a long driveway, capable of accommodating multiple vehicles, stretches towards a single garage, offering ample parking space for residents and guests alike. Set back and slightly raised from the cul-de-sac, the property boasts an imposing presence, accentuated by a meticulously maintained front garden that enhances its curb appeal.

Upon entering the rear of the property, a true gem unfolds. Stepping out from the bungalow, you are greeted by a patio area, perfect for enjoying morning coffee or hosting outdoor gatherings. Beyond lies an oasis, where a lush lawn is bordered by an impressive array of vibrant flowers and foliage, adding a splash of colour and charm to the landscape.

Ascending through the garden, a delightful journey unfolds, leading to another inviting patio area at the rear. This thoughtfully designed outdoor space offers a selection of seating areas, providing ample opportunity to relax and soak in the tranquility of the surroundings. The garden is further enhanced by the majestic backdrop of trees and greenery, creating a serene sanctuary that ensures privacy and seclusion.

