



## Spacious 3 Bedroom Detached Bungalow

3 The Orchards, Swimbridge, Barnstaple, Devon, EX32 0PZ

Asking Price

**£330,000**

- No Ongoing Chain
- Quiet Cul-De-Sac Location
- Well Positioned Within The Village
- Planning To Extend Accommodation Further
- Walking Distance To Amenities
- Garage & Off Road Parking

### Directions

From Barnstaple drive out of town using the A361 North Devon Link Road in an eastly direction after approximately 2 miles take the first right hand turn sign posted to Landkey and Swimbridge. Drive through the village of Landkey into the village of Swimbridge village, taking the last turning on the left before you leave the village into The Orchards. Number 3 The Orchards can be straight in front of you on the corner as the road bends to the right.

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## Room list:

Entrance Hall

WC

Sitting Room

Kitchen/Diner

Shower Room

Bedroom 1

Bedroom 2

Bedroom 3

Garage

## Overview

Nestled in a convenient spot within a sought-after cul-de-sac, this 3-bedroom detached bungalow offers a spacious and comfortable living experience. The bungalow comes equipped with planning permission to extend the bungalow creating an even larger dwelling making it ideal for those seeking a peaceful lifestyle in a picturesque village.

Inside, the accommodation is well-presented, with the kitchen/dining room boasting a range of matching wall and base units, ample work surfaces, and room for all your appliances. It even includes a pantry cupboard and direct access to the garden. The Sitting Room is perfect for relaxation, with its dual aspect allowing plenty of light to enter and open fire serving as a centerpiece. The views of the garden and surrounding scenery are a delight to sit and relax to.

Two of the bedrooms are generously sized doubles, while the third is a versatile single bedroom/office. The modern shower room is bright and features practical storage under the wash basin. An added convenience is the separate WC with an additional wash basin, ideal for guests.

Situated within the picturesque rural village of Swimbridge, itself set some 5 miles to the east of Barnstaple and 8 miles west of South Molton and just south of the A361/North Devon Link Road affording the property convenient access. The village itself centered around the ancient parish church is a series of traditional houses and cottages with modern limited developments to the village outskirts. The village has a popular primary school, well respected village inn 'The Jack Russell' and recently opened Jubilee Hall/Community building. Some 5 miles to the west is Barnstaple, the ancient borough and administrative centre for North Devon offering an extensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores and the like. To the east, about 8 miles is the market town of South Molton which is just south of the Exmoor National Park. To the west of Barnstaple a further 5 to 10 miles are the coastal resorts of Instow, Saunton, Croyde and Woolacombe.

## Outside

The gated driveway accommodates two cars, with the potential to extend for additional parking and leads to a garage equipped with an electric roller door, along with light and power connections.

The garden surrounds the property, providing privacy and various spots to bask in the sun or relax in the shade throughout the day. A true gardener's paradise, it is filled with established shrubs and plants, yet still offers the opportunity to design your dream outdoor space.

## Services

All main services connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

