



PARKSIDE COTTAGE, SHIRWELL, EX31 4JR

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End of Terrace, 3 Bed Cottage

Parkside Cottage, Shirwell, Devon, EX31 4JR

Offers In The Region Of

£285,000

- South Facing Cottage
- Galley Style Kitchen
- End of Terrace
- 3 Double Bedrooms
- Shower Room, Sep Toilet
- 100 ft rear garden
- 2 Receptions
- Integral Garage
- Summer House, Greenhouse

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Room list:

Entrance Porch

Entrance Lobby

Snug/TV Room
4.24 x 2.71 (13'10" x 8'10")

Living Room
4.2 x 3.4 (13'9" x 11'1")

Gally Style Kitchen
5.03 x 1.65 (16'6" x 5'4")

Rear Lobby

Shower Room
2.1 x 1.74 (6'10" x 5'8")

Landing

Bedroom 1
4.21 x 2.74 (13'9" x 8'11")

Bedroom 2
4.26 x 3.51 (13'11" x 11'6")

Bedroom 3
4.26 x 3.25 (13'11" x 10'7")

W.C
1.98 x 1.11 (6'5" x 3'7")

Integral Garage
4.61 x 3.58 (15'1" x 11'8")

Large Rear Garden

Overview

A well presented and most attractive 3 double bed south facing cottage of considerable charm being the largest and end of a small terrace of 3 similar properties and set in the popular village of Shirwell close to the primary school. Shirwell Town is a mile or so to the east, an attractive sought-after village, having more period properties with some modern buildings centred around its ancient parish church.

Barnstaple about 4 miles south is the ancient borough and administrative centre for North Devon and offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to Junction 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours distant.

Also at Barnstaple a sprinter train service running through to the Cathedral City of Exeter and the National Rail Network.

Some 7 - 8 miles to the west of the property is the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight and other associated facilities. To the east, again 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering walking and riding.

Services

Main water and electric, LPGas heating. Septic Tank.

Council Tax

Band C

EPC Rating

Band - tbc

Tenure

Freehold

Viewinas

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878 Out of hours
Michael Challacombe 07970 445204



General

The cottage, approached up a short flight of steps, is well presented but could benefit from a little updating, has double glazed windows and doors and LP gas central heating and is set back from and above the road, and has entrance porch to a lobby with stairs to first floor. TV/Snug to the right with fireplace, living room to the left with reformlte fireplace and to the rear a galley style fitted kitchen and recently renewed shower room with 3 piece suite. There is an internal door to the garage and door to outside . On the first floor 3 double bedrooms, with one bedroom being approached though another that a stud partition would resolve giving more private access. There is also a first floor toilet.

To the rear, approached from the kitchen or back of the garage is a paved area, for sitting out and a hot tub (no longer functional) and beyond a fully enclosed lawn with to the far end a nice summer house.

To the front of the garage is potential off road parking for a car, dependant on its size.

A farmer across the road allows parking on his property subject to a reasonable annual payment

