



26 Cross Park

Buckland Brewer | North Devon | EX39 5FR

JAMES FLETCHER

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Well-positioned within this stylish new development in Buckland Brewer, this impressive, recently constructed, detached bungalow boasts well-planned accommodation within an idyllic village position. Thoughtfully constructed in 2023 by Allison Homes, this easy to run bungalow enjoys spacious open-plan living along with ample off-road parking, a large garage/workshop and beautifully landscaped gardens. Sold with the remaining NHBC warranty, this immaculate home offers peace of mind and is perfect for those hoping to downsize in the village or relocate and live "The Good Life" in North Devon.

Buckland Brewer is a quintessential North Devon village with a strong community, catering well for its residents with a community shop, primary school, village hall, recreational ground and the Coach & Horses Public House. Enjoying the best of country living, but just 20 mins from the beach, the village is well-located equidistant from both Torrington & Bideford. Torrington is a small market town offering a range of local shops and stores, primary and secondary schooling, public houses and restaurants and The Plough Arts Centre, whilst just to the edge of the town is RHS Rosemoor. In addition, Bideford provides a traditional pannier market and an array of pubs, shops, banks, a post office, restaurants and a regular farmers market. The picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary.

From Bideford, the A39 links to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South whilst, from Barnstaple, the A361 provides a convenient route to Tiverton, where there is a direct rail connection to London Paddington, and the M5 motorway.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

This high-quality bungalow opens to a spacious and inviting hallway, welcoming you into the home and providing a useful storage cupboard and a cloakroom with a low-level W.C and wash basin. Double doors from the hallway create a seamless transition into the impressive open-plan kitchen/lounge/diner, found at the rear of the home and opening onto the garden. This generous family room enjoys a well-fitted kitchen comprising a range of work surfaces comprising a 1 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include an "eye-level" double oven and 5 ring gas hob with a stainless steel extractor hood over, fridge/freezer and a dishwasher, space and plumbing for a washing machine, larder cupboard and a central island with storage below. In addition, there is ample dining space and a comfortable seating area whilst the double doors to the garden create wonderful inside and outdoor living in the summer months.

There are two large double bedrooms found at the front of the home along with a well-fitted "Jack & Jill" family bathroom/ensuite. The bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin, heated towel rail and a useful linen cupboard. The second bedroom makes for an excellent guest room that also doubles up as a home office.

In all, this immaculately presented home offers easy living within this much sought-after position.

OUTSIDE & PARKING

The property is approached by a large tarmac driveway providing ample off-road parking for a number of vehicles and leading to the garage/workshop (5.96m x 3.16m). The front garden enjoys a manageable lawn and an attractive flower bed with a variety of plants, shrubs and ornamental trees, whilst the garage is fitted with an up & over door, light and power connected and workshop space at the rear. There is side access to the rear garden, which has been beautifully landscaped with a large patio, level lawn and attractive flower beds and borders, including a small vegetable bed. The rear garden also boasts a sunny South-West facing aspect, taking full advantage of the sun throughout the day and late into the evening, the perfect spot to relax and unwind as the sun goes down.

VIEWINGS

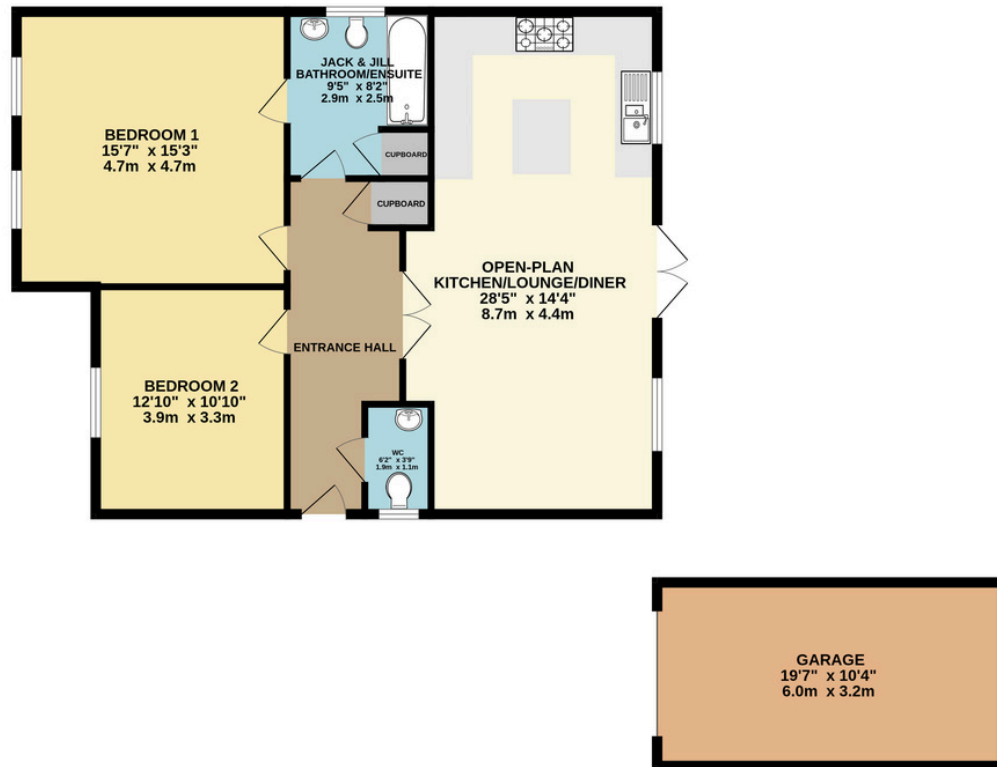
By appointment only with the sole selling agent.







GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



COSS PARK, BUCKLAND BREWER, EX39 5FR

TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.

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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- **Services:** Mains Electricity, Water & Drainage. Onsite LPG provides gas to the home.
- **Useful Information:** Constructed c.2023. Remaining NHBC Warranty.
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** Band D
- **Local Authority:** Torrington District Council
- **Sellers Position:** No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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