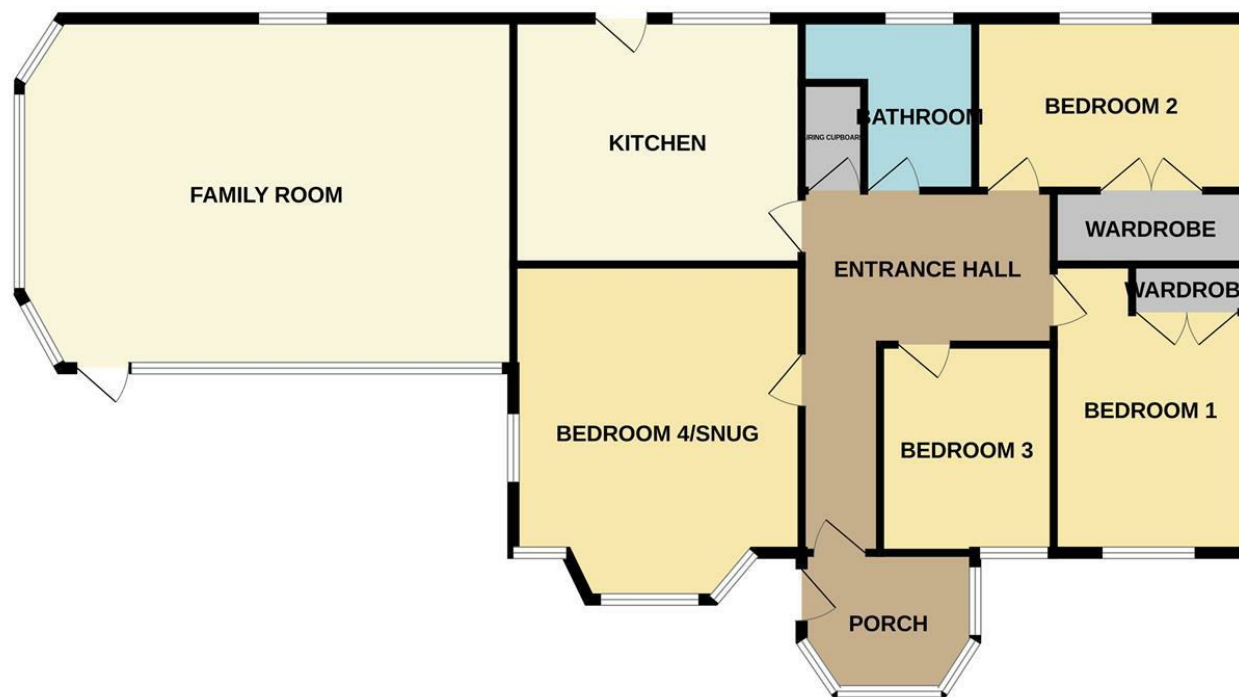


GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Superb Village Bungalow

Timberlayne Weare Giffard, Bideford, EX39 4QU

Guide Price

£450,000

- Southerly Facing Detached Bungalow
- Highly Sought After Village Location
- PVC Double Glazing
- Gas Central Heating
- 24' Living Room
- 3/4 Bedrooms
- Large Garage
- Valley Views
- Adaptable Accommodation
- Must be Seen!!

Directions

From Bideford Quay, depart in a westerly direction as though out of the town towards Torrington on the A386. Pass through the hamlet of Landcross, and shortly thereafter turn left signed Weare Giffard. Drive into the village, passing the church on your right, and thereafter The Cyder Presse Village Inn on your left. Miss the next turning on your left, proceeding onwards, and then just before a bridge turn left signed 'unsuitable for heavy goods vehicles'. Continue for a short distance into a private road on your right, where Timberlayne is located on your left hand side, easily

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for free!**

Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Overview

Pleasantly set in a delightful southerly facing position, is this well presented detached PVC double glazed and gas centrally heated 3/4 bedroomed bungalow offering adaptable accommodation with gardens and garage, and solar panels to the roof, overlooking open ground, and positioned within easy reach of the amenities within this ever popular village. This property is thought to be ideally suited for those requiring family accommodation, or alternatively as a retirement residence - your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides entrance porch and hall with loft access (with potential to convert to additional accommodation - subject to planning permission) and an airing cupboard, 24' living room with superb country views, well appointed kitchen with some integral appliances and additional appliance space, 3/4 generous sized bedrooms of which one is useable as a snug if so required, and a recently refitted bathroom with a 4 piece suite.

Weare Giffard is a highly sought after village, which nestles on the banks of the River Torridge, and is pleasantly set between the towns of Bideford and Great Torrington. The village itself has a good selection of local amenities including a village inn, an active village hall, a church, access to the Tarka Trail, and a regular bus service runs through the village to each of the towns. The historic town of Great Torrington is approximately 2.5 miles distant and houses a good selection of amenities including a selection of independent shops, pubs and restaurants, a supermarket, indoor swimming pool, 9 hole golf course, along with primary and secondary schooling. Torrington Common sits on 3 sides of the town, and is 360 acres of common ground ideal for walking and amenity use. Bideford is a working port set on the banks of the River Torridge, and offers a wider range of amenities to Torrington. The North Devon coastline is close by with an excellent range of safe and sandy beaches. Barnstaple, North Devon's Regional Centre is approximately 30 minutes driving distance, and houses the areas main shopping business and commercial centres. At Barnstaple, the A361 /North Devon Link Road provides access to Junction 27 of the M5, part of the National Motorway Network.

Services

All mains services available

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797



Outside

The bungalow is approached off a private lane where parking for vehicles is available, along with access to the DETACHED GARAGE (approximately 18'4" x 11') with up and over door, power and lighting. Access to the bungalow is by a ramp via a lawned garden area leading to a decked area with a hot tub. To one side is a further lawned area, and to the other are 2 useful store sheds. To the rear is a raised lawned garden area.

AGENTS NOTE - the property has the benefit of solar panels fitted to the front elevation of the roof. Further information in this regard is available from the selling agents.



Room list:

Entrance Porch

Entrance Hall

Living Room
7.32m x 5.18m (24' x 17')

Kitchen
4.27m x 3.66m (14' x 12')

Bedroom 1
4.32m x 2.87m (14'2 x 9'5")

Bedroom 2
4.01m x 2.54m (13'2" x 8'4")

Bedroom 3
3.05m x 2.82m (10' x 9'3")

Bedroom 4/Snug
4.27m x 3.66m + bay window (14' x 12' + bay window)

Bathroom