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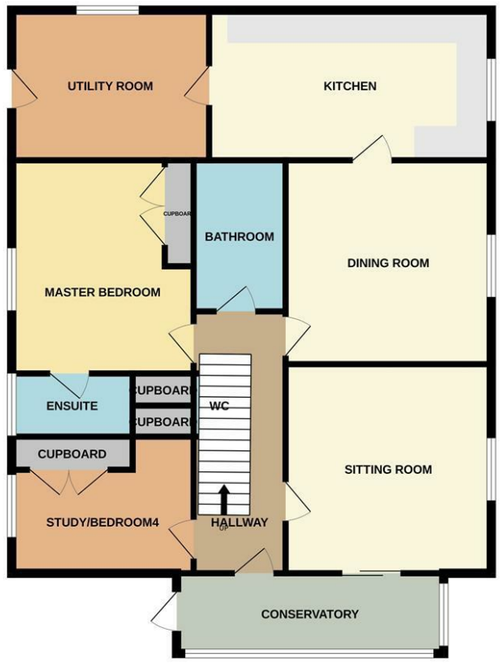
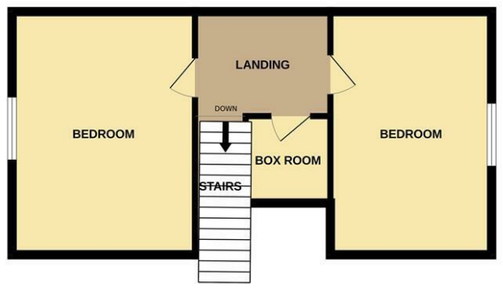
We value your property

GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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Directions

Heading out of Bideford on the A39 take the left turning clearly signposted Woolfardisworthy, following this road for about 2 miles. Upon exerting the village pass the village shop and pub on the left, turn left at the junction. Follow the road for about 200 yards turning right into Lower Town where the property (number 2) is located at the top on the right hand side.

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

Call 01237 879797

or email bideford@phillipsland.com

4 Bed Chalet Bungalow -

2 Lower Town, Woolsery, Bideford, EX39 5TX

Offers In Excess Of

£325,000

- 4 Double Bedroom Plus Study
- Highly Adaptable Accommodation
- Surprisingly Spacious Living Accommodation
- Highly Popular Village Location
- Ample Driveway Parking & Garage
- We're Available 24/7 On Our Website Chat!
- Contact The Bideford Team

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

A deceptively spacious 4/5 bedroom detached property within a handy location set back but fairly central to the popular village of Woolsery. Within a stones throw to the popular pub and restaurant, The Farmers Arms along with village shop (co-op), community hall, church and soon to be hotel/spa.

2 Lower Town has a lovely corner plot and wrap around gardens to suit. There are plenty of nooks and outside seating areas perfect to enjoy some alfresco dining or summers entertaining with family and friends.

There is ample off road parking for a couple of cars and level access to the garage which is a great storage space with light and power connected.

Inside there is a huge sense of space, the property has a large sitting room, further separate dining room with ample seating for a 6 seater table. The kitchen is to the rear of the property which has a range of built in storage cupboards, plenty of preparation space and flows nicely into the utility room. There is a further two bedrooms on the ground floor offering versatile living accommodation.

Whilst on the top floor there are a further two double bedrooms with additional box room which we understand may have plumbing to create a ensuite shower room. Or, for those looking for a 4 double bedroom house with additional study space this could be the perfect spot to work from home.

The property benefits from replacement UPVC double glazing throughout and central heating making for an efficiently performing property.

The ever-popular village of Woolsery (Woolfardisworthy) has seen significant investment in recent years, but still retains its sense of community and thriving village life. It has an excellent primary school, village shop/post office, historic church, modern village hall and sports centre.

It also has a newly renovated thatched public house - The Farmers Arms. Not far from the Atlantic Academy secondary school on the A39, and a few miles from the coastal village of Bucks Mills, the village is within easy reach of the rugged North Devon coastline.

Services

Type your text here

Council Tax band - Band D

EPC Rating - E

E

Tenure

Freehold

Viewings

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

Outside

The historic port town of Bideford, approximately eight miles distant, can be reached by car or bus and has a range of shops, amenities and services and offers easy access to nearby tourist locations such as Westward Ho!, Appledore and Instow.

Barnstaple, the regional centre, is around 20 miles distant and offers a wider range of facilities, High Street shopping, the Tarka rail line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

This property is a must view, contact the Phillips Smith & Dunn Bideford team for more information and to arrange a viewing appointment.

Room list:

Entrance / Conservatory
5.00m x 1.60m (16'4" x 5'2")

Hallway

Cloakroom

Sitting Room
4.11m x 3.97m (13'5" x 13'0")

Dining Room
3.30m x 2.95m (10'9" x 9'8")

Kitchen
4.20m x 2.95m (13'9" x 9'8")

Utility Room
2.63m x 2.97m (8'7" x 9'8")

Bedroom 4 / Study
3.53m x 2.68m (11'6" x 8'9")

Bedroom 1
4.19m x 2.95m (13'8" x 9'8")

Ensuite

Bathroom

First Floor Landing

Bedroom 2
4.56m x 3.53m (14'11" x 11'6")

Bedroom 3
4.56m x 3.01m (14'11" x 9'10")

Box Room
2.00m x 1.74m (6'6" x 5'8")

Single Garage