



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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Attractive Stone Cottage

1, Coronation Terrace Pump Lane, Abbotsham, Bideford, EX39 5AY

Guide Price

£269,950

- End Terraced Period Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- PVC Double Glazing
- Adjoins Open Fields to Rear
- Close to Coast
- Highly Sought After Village Location
- Unrestricted On Road Parking
- No Onward Sales Chain!

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or email bideford@phillipsland.com

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- Room list:**
- Entrance Hall**
- Sitting Room**
3.35m x 2.79m + bay window (11' x 9'2" + bay window)
- Dining Room**
3.73m x 3.18m (12'3" x 10'5")
- Kitchen**
3.05m x 2.44m (10' x 8')
- Sun Room**
1.96m x 1.83m (6'5" x 6')
- Bedroom 1**
4.57m x 2.82m (15' x 9'3")
- Bedroom 2**
3.12m x 2.82m (10'3" x 9'3")
- Bathroom**
3.18m x 2.36m (10'5" x 7'9")

Overview

1 Coronation Cottage is an end-terraced period cottage, with accommodation on two storeys, and which is available to the market with no onward sales chain! Having been subject to a recent refurbishment programme, the PVC double glazed and electrically heated accommodation is very well presented. The EPC rating for the property is at a Grade A, mainly being achieved via high insulation levels, and the installation of solar panels which will derive a useful income. Your early internal inspection is advised to avoid disappointment!

Briefly the accommodation provides an entrance hall with a staircase to the first floor, a lovely light and airy bay fronted sitting room leading through to a dining room with a wood burning stove, off of which is a southerly facing well appointed kitchen with integral oven and hob and appliance space, which has access to the similarly facing sun room, which has plumbing for a washing machine, and which leads out to the rear garden. To the first floor are 2 double bedrooms, and a bathroom with a luxurious 4 piece suite.

Abbotsham is a highly sought after village, nestled amongst North Devon's undulating countryside, offering walks leading to the stunning nearby coastline. Local amenities include a primary school, and the popular Thatched Inn, which is within easy walking distance. The town of Bideford, located on the banks of the River Torridge, is also a working port with regular sailings to Lundy Island, and houses retail facilities, with the Affinity Shopping Mall just a short distance away, along with other 'out of town' supermarkets. North Devon's rugged coastline is within walking distance, with the coastal village of Westward Ho!, with its long golden sandy Blue Flag beach, being just a few minutes drive away. Barnstaple, North Devon's Regional Centre, located on the banks of the rivers Taw and Yeo, houses the areas main shopping, business and commercial venues, and is approximately 20/25 minutes driving distance.

Services

Mains Electric Water and Drainage

Council Tax band

B

EPC Rating

A

Tenure

Freehold

Viewings

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



Outside

To the front of the property is a small paved garden area with stepped access, along with unrestricted on road parking. To the rear is a southerly facing garden adjoining open fields, with paved patio areas, flower borders, and a timber garden store.

AGENTS NOTE - Please be advised that there is a right of access for neighbouring properties to the right and rear of the subject property.