



Little Orchard



Abbotsham/Coast 1.5 miles, Bideford 4.5 miles, Westward Ho! Beach 5 miles, Barnstaple 12.5 miles

Detached two bedroom bungalow set in a tucked away, quiet location.

- No chain
- Detached
- Two bedrooms
- Great location
- Parking and garage
- Set down a 'no through' road
- Close to both town and the coast
- Fine countryside views
- Freehold
- Council tax band D

Offers In The Region
Of £380,000

SITUATION

The property enjoys a tucked away, quiet location set down a no through road yet within easy driving distance of Bideford Town and the coast.

The property is situated in a private and secluded setting in the small and sought after hamlet of Ford where properties rarely become available for sale. Ford is located on the outskirts of the port and market town of Bideford approximately 4.5 miles away and within easy access of the safe and sandy beach at Westward Ho! approximately 5 miles away and the rugged North Devon coastline affording fantastic walks less than 2 miles away. The popular village of Abbotsham is approximately 1.5 miles away and benefits from a church, local thatched village inn and a well renowned primary school. There is also access via Greycliff to the South West Coast Path, which offers excellent walks with stunning vistas of the rugged North Devon coastline.

The retail park, Affinity, is just a short 2 mile drive away and has a excellent range of well known branded shops, factory outlets and Asda supermarket, as well as Starbucks and a Lidl's supermarket. The port and market town of Bideford sits on the banks of the River Torridge offering a range of amenities including various shops, banks, butchers, bakeries, places of worship, pubs and restaurants, schooling for all ages (public and private) and supermarkets. The regional centre of Barnstaple is approximately 12.5 miles away and offers all the areas main business, shopping and commercial venues. There is also a train station connecting to Exeter and road links to the A361 and M5 motorway at junction 27.

DESCRIPTION

A detached two bedroom bungalow with driveway parking, single garage and private gardens which enjoy fine countryside views. The accommodation has been kept in good order throughout however does need updating so is ideal for anyone looking to stamp their own mark. The layout briefly comprises; Entrance hall, 2 double bedrooms, bathroom, sitting room and kitchen/diner. Outside there are level gardens to the front and rear and parking on the driveway, along with a single garage.

ACCOMMODATION

A welcoming entrance hall gives access to all accommodation which includes; The dual aspect living room with wood burner and views to the garden, the kitchen/diner which includes a range of higher and lower units, inset sink, integrated oven with electric hob and extractor hood, space for white goods, fridge/freezer etc, cupboard housing the boiler and door to the garden. The bathroom includes a side panel bath with shower above, sink and separate WC. Both bedrooms are double with the principal benefiting from built-in wardrobes.

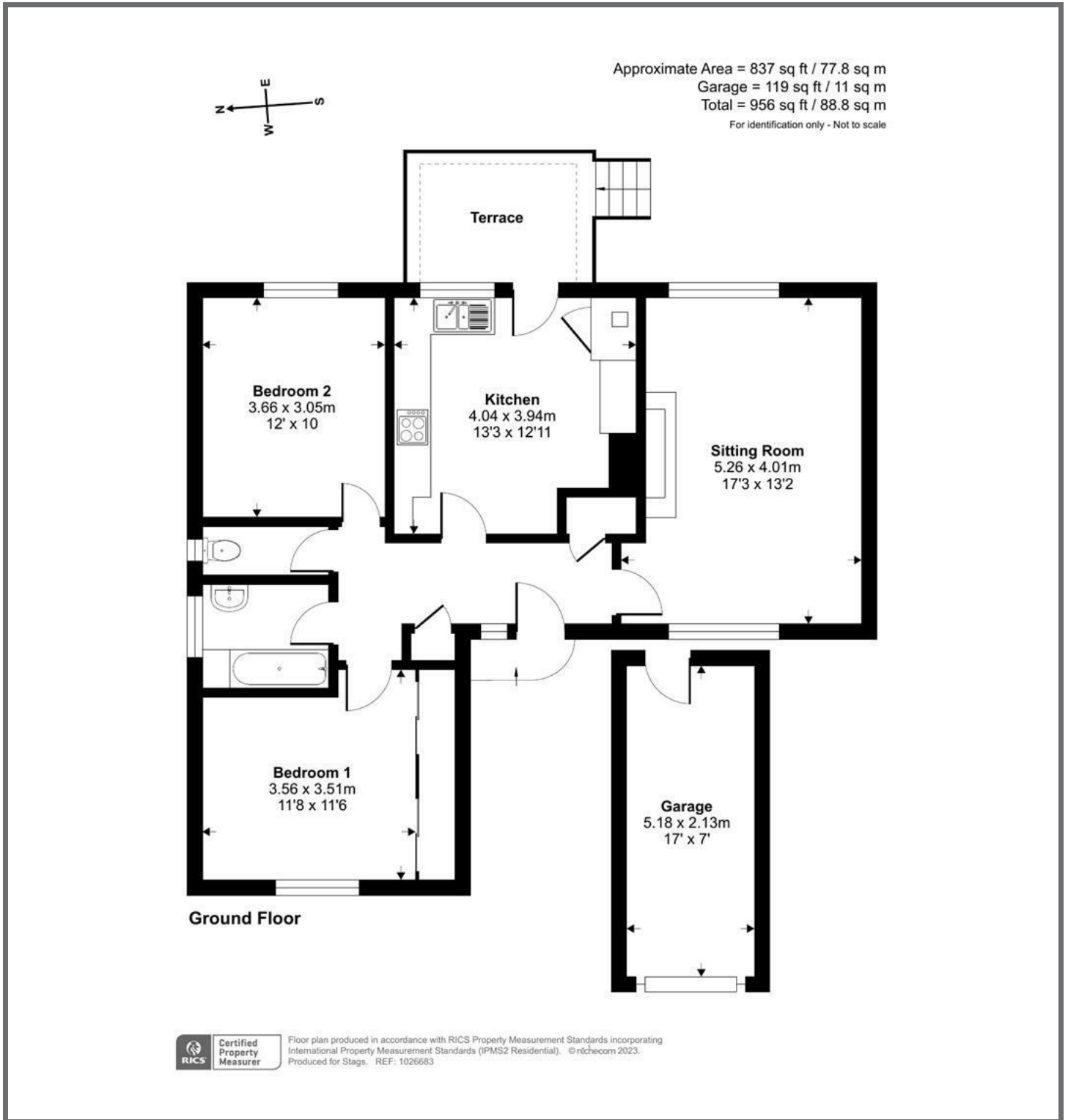
OUTSIDE

Externally the house is set back from the road with generous gardens to the front, gravelled driveway parking and single garage. The rear garden is a real credit to the property, being completely private and having the added benefit of backing onto open countryside. The garden is level and mainly laid to lawn and includes a raised terrace area for seating, potential vegetable garden, single shed, greenhouse and access to the garage. All surrounded by mature shrubs and trees.,

SERVICES

Mains water, electricity and drainage. Oil central heating.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			77
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon, EX39 2HW

01237 425030

bideford@stags.co.uk

stags.co.uk