



The Berries



The Berries, 4 South Salterns

Old Barnstaple Road, Bideford, Devon, EX39 4ND

Amenities walking distance, Instow/beach 3 miles, Barnstaple 8.7 miles

This is a most attractive family home, tastefully decorated to a high standard in immaculate condition set in a private gated development.

- Detached
- 3 Bathrooms
- Gated development of only four properties
- Private walled garden
- Freehold
- 4 Double bedrooms
- Versatile and spacious accommodation
- Double garage and parking
- Walking distance to Bideford
- Council tax band E

Guide Price £525,000

SITUATION

Situated down a no through road, the property is located within easy walking distance of the town centre and moments away from the famous Tarka Trail which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The port and market town of Bideford has an excellent range of amenities including banks, public houses, various independent shops, restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The 'Affinity' retail park is just a short drive away and has an excellent range of well-known branded shops, factory outlets including Crew, Next and Clarks. The sandy beach at Instow is around 3 miles away, also accessible via the Tarka Trail, with the coastal town of Westward Ho! nearby, which benefits from a three-mile long safe and sandy beach adjoining Northam Burrows Country Park and famous The Royal North Devon Golf Course. There are also a good range of amenities, as well as access to the South West Coast Path, with miles of excellent walks and stunning vistas of the rugged North Devon coastline.

The regional centre of Barnstaple offers all of the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter.



DESCRIPTION

The Berries is one of only four houses in a gated development called South Salterns Court, the properties are all individual in appearance and located in a quiet area yet within walking distance of Bideford. The property has been built to a very good and energy efficient specification achieving a energy efficiency rating of B. The Berries offers well planned, bright and spacious accommodation, a private walled garden and an attached double garage at the front with a brick paved driveway for two cars.

ACCOMMODATION

The downstairs accommodation includes an impressively spacious entry hall, a cloakroom, and a very convenient understairs store, as well as a generous room with ensuite shower room potentially to suit dual-living, home-working or a fourth bedroom. The double aspect living room is very light and spacious, with doors leading to the rear garden, the kitchen/dining room has an extensive range of modern units with integrated appliances such as a stainless steel gas hob and electric oven, a fridge freezer, and dishwasher, as well as doors to the rear garden. A practical utility room leads from the kitchen and includes space for all white goods, built in units, worktop space, inset sink and door to garden

On the first floor is a master bedroom with ensuite shower room, two further double bedrooms and the family bathroom which includes side panel bath, WC and sink.

OUTSIDE

To the front is an attached double garage with up and over door and single door to the rear garden. Parking in front for 2 vehicles. There is a gated entrance to the development and bin store for all four properties. We understand The Berries has responsibility for the gate and bin store.

The enclosed sunny rear garden benefits from a natural stone wall boundary with a good area of turfed garden, well planted borders and patio terrace for seating.

SERVICES

Mains electricity, water and gas.

Solar panels fitted

Private drainage shared between the four properties leading to mains drainage.



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
Very energy efficient - lower running costs			
(122 plus)	A	89	90
(81-121)	B		
(69-80)	C		
(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	

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Approximate Area = 1937 sq ft / 179.9 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Garage = 320 sq ft / 29.7 sq m
 Total = 2308 sq ft / 214.3 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Stags. REF: 1138370