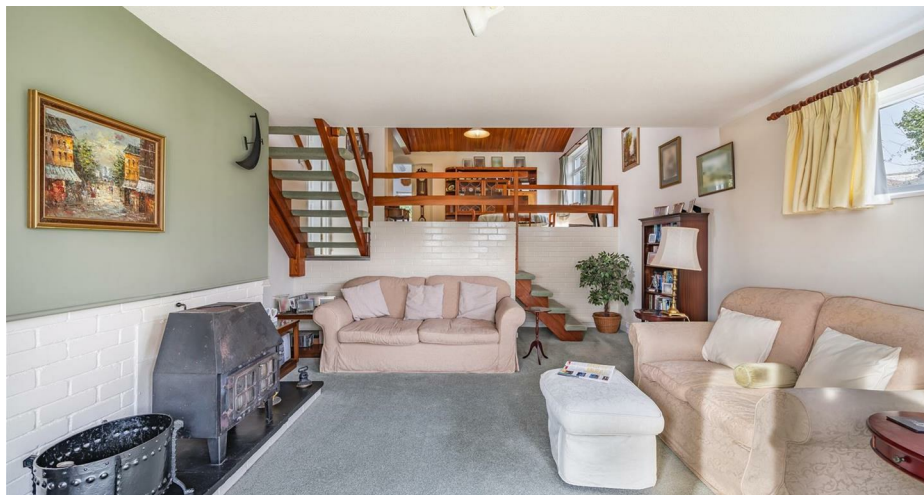




Moonraker



SITUATION

Moonraker is set in the heart of the village of Littleham, yet only a 10-minute drive from Bideford and around 15 minutes to the Coast. Littleham offers a friendly and thriving community with a good range of amenities. The village itself benefits from a range of clubs held in the village hall, popular village pub which serves food and a Methodist and parish church. There is a good range of amenities in Bideford including banks, public houses, various shops, restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The retail park Affinity, 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 Westward Ho! is approximately 4 miles away and adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. The regional centre of Barnstaple is approximately 12 miles away and offers all the area's main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

DESCRIPTION

Moonraker is an architectural designed individual detached home which benefits from a large private plot with south-facing wrap around gardens, off-road parking for 4-5 vehicles, single garage and fine countryside views set in the heart of the sought after village of Littleham.

ACCOMMODATION

The front door leads into the sun room that has space for seating, coats, boots etc and enjoys views over the rear garden and surrounding countryside with door leading to the sun terrace. From here you step into the main hallway which leads to all of it's principal rooms.

Possibly the most impressive space is the open-plan kitchen/dining room which features high vaulted ceilings with wood panelling. The dining area leads through into the kitchen which includes a range of units, integrated double electric oven, induction hob, integrated washing machine and dishwasher with further space for freestanding appliances and door to the garden.

From the dining area you step down into the dual aspect sitting room with woodburning fireplace and French doors that open onto the garden.

The principle bedroom is on the upper floor and benefits from wonderful countryside views, WC with wash basin and space for large wardrobes. The two other bedrooms are located on the ground floor with the larger of the two benefitting from fitted wardrobes. To complete the property the main family bathroom is fully tiled and features a WC, wash basin, bath and separate shower cubicle.

OUTSIDE

The gardens are private, south-facing and wrap right around the home with an assortment of trees, shrubs and plants whilst also offering plenty of space for seating with sun terrace to enjoy those fine views. To the front of the property is ample off-road parking for multiple vehicles with access to the single garage, rear garden or the additional storage outbuilding that adjoins the garage.

PROPERTY INFORMATION

Mains water, electric and drainage
Oil fired central heating
Brick build
Tiled roof
According to Ofcom, Ultrafast broadband is available at the property. For further information such as mobile signal please see the Ofcom website.

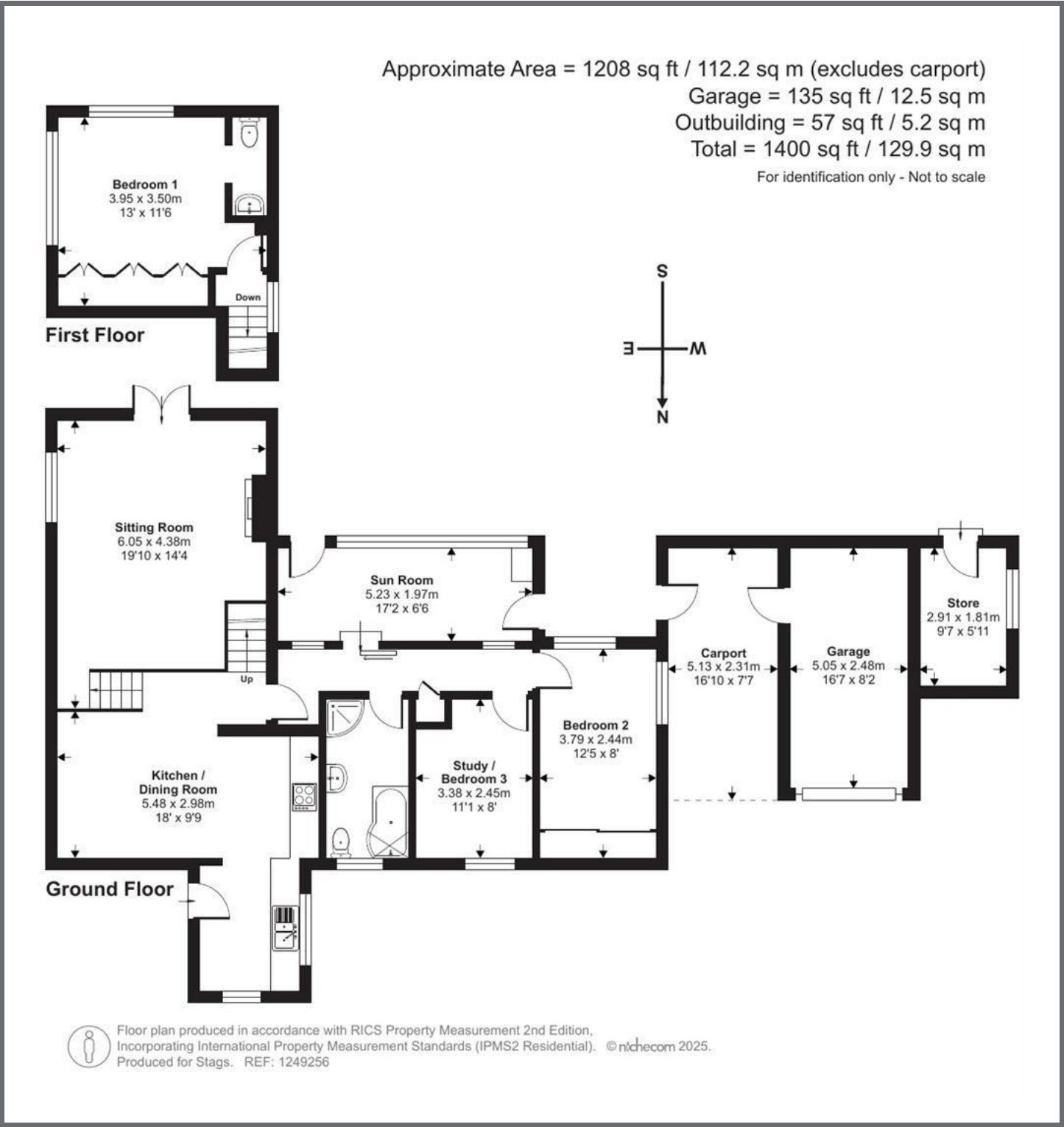
Bideford 4 miles, Westward Ho! Beach 5.5 miles, Barnstaple 13 miles

A individual detached home set on a generous sized plot within the heart of the village.

- Unique design
- Parking for 4-5
- South-facing gardens
- Fine countryside views
- Village location
- No onward chain
- Freehold
- Council tax band D

Guide Price £435,000





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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