



Wild Bank Cottage



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Buckland Brewer, Bideford, Devon, EX39 5LN

Torrington 5.5 miles, Bideford 6.2 miles, Barnstaple 15.2 miles

An immaculate three bedroom edge-of-village bungalow with contemporary style and charm.

- Spacious three bedroom bungalow
- High-Spec Kitchen/Diner
- Idyllic countryside setting
- Generous rear garden
- Freehold
- Stylish open plan living area
- Master bedroom with en-suite
- No onward chain
- Allocated off-road parking
- Council tax band C

Guide Price £325,000

## SITUATION

Buckland Brewer offers a friendly and thriving community with a good range of amenities including a village shop, church, primary school and a thatched Inn with a skittles alley and garden, serving food throughout the week. The historic market town of Great Torrington, just 5.5 miles away, offers an excellent range of amenities including a bank, butchers, bakeries, post office, various shops, pubs and restaurants, a swimming pool, nine-hole golf course, places of worship, primary and secondary school and two supermarkets. Bideford, just over 6 miles away, offers an even wider range of amenities including shops and retail outlet, banks, pubs, restaurants and cafes, places of worship, schooling for all ages (public and private) and five supermarkets. There are beaches and coastal villages within approximately a 15 minute drive including Westward Ho! and Instow village. Barnstaple, just over 15 miles away provides the areas main business, shopping and commercial venues. Barnstaple train station links to the rest of the rail network and the A361 (Barnstaple) provides fast vehicle access to Junction 27 (Tiverton) of the M5.



## DESCRIPTION

NO ONWARD CHAIN. Nestled within an idyllic select development of six attractive properties on the outskirts of the North Devon village of Buckland Brewer is this immaculately presented three bedroom semi-detached bungalow. "Wild Bank Cottage" would make a fantastic permanent residence or holiday home/let, and is being sold with off-road parking for three vehicles and sizeable gardens overlooking the surrounding countryside.

## ACCOMMODATION

The modern and contemporary living accommodation comprises of three double bedrooms and an open plan living/ kitchen/dining area.

The open plan reception room is a highly sociable space, with the living area boasting ample space for sizeable furniture, French doors to the rear garden and a wood burning stove in the corner of the room. The kitchen / dining area is presented to a very high standard, incorporating a stainless steel sink inset into oak effect worktop surface with matching cupboards and drawers below and above. There is also an integrated dishwasher, washing machine, eye level double electric oven and a four-ring gas hob with a stainless steel extractor over. An island is also included within the sale, offering several cupboards and drawers, as well as an integrated fridge and freezer.

All three bedrooms are double rooms in size, with the master bedroom benefitting from having a three piece en-suite shower room. The family bathroom consists of a close coupled WC, wash hand basin and a panelled bath with a shower over.

## OUTSIDE

There are three name plated car parking spaces being sold with the property (accessed over the neighbouring properties driveway) with steps leading to the rear, where there are lawned gardens of approximately 50' x 40', encompassing stunning views over the North Devon countryside in the distance.

## PROPERTY INFORMATION

Calor bottled gas fired central heating.

Mains electric.

Shared water supply.

Shared private drainage.

According to the vendor, there is a £150 per quarter charge for the maintenance of the drainage, water supply and grounds including driveway.

what3words ///richly.represent.revisits

According to Ofcom, Superfast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.



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.

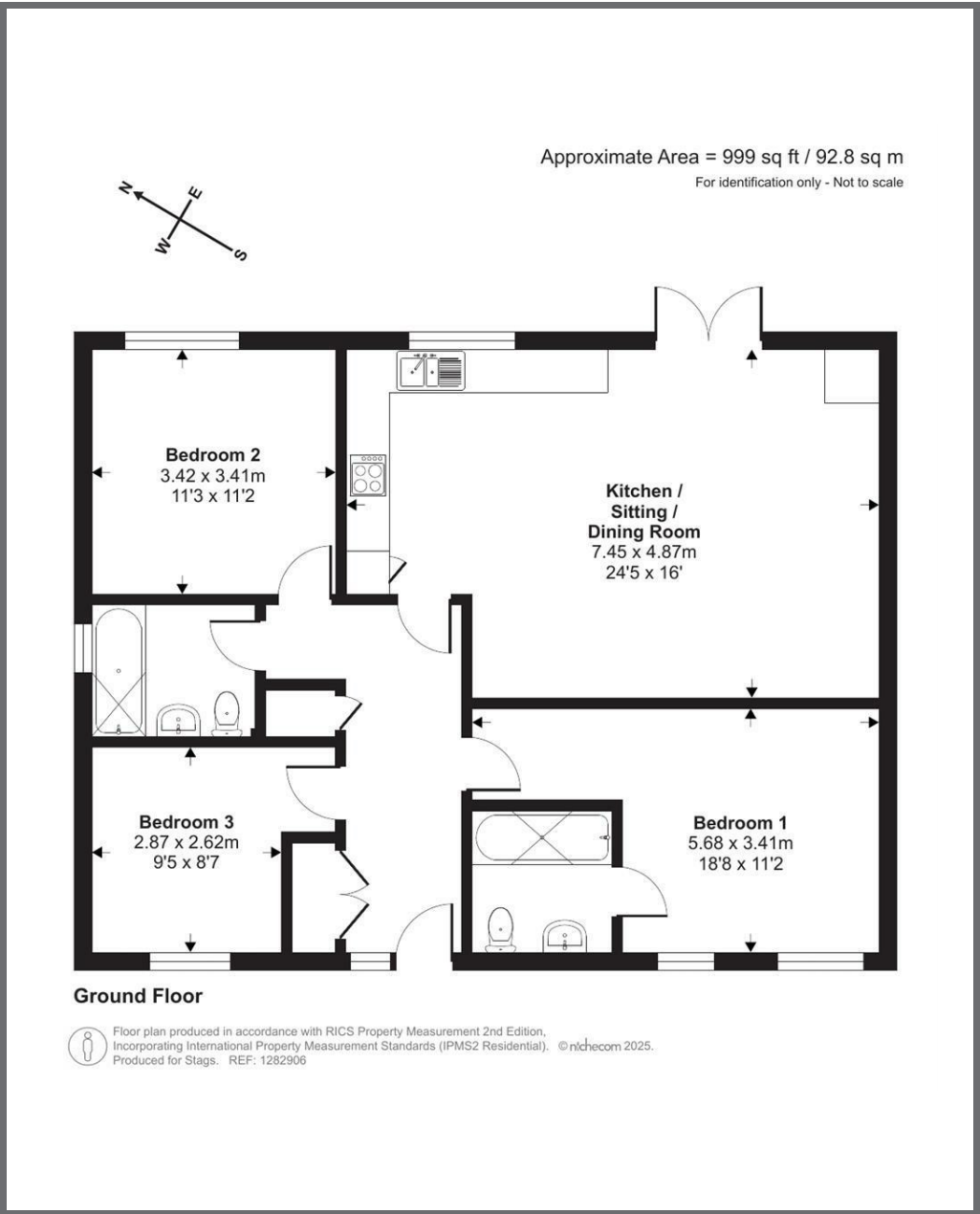


| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>95</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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