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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(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	

COUNCIL BAND F

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**RHYDDA BANK, YARNACOTT, SWIMBRIDGE, BARNSTAPLE, EX32 0QY**

A spacious & individual 4 Bedroom Detached Bungalow occupying an elevated South facing position and offering the added notable attraction of a substantial Detached Double Garage, several Work Sheds and lots of Easy Off Road Parking ideal for motorhomes/boat storage.

**£650,000**

- An individual 4 Bedroom & 4 Bathroom (2 En Suites) Detached Bungalow enjoying a tucked away position on the edge of Swimbridge village and occupying a large South facing plot
- Beautifully presented & finished to a high specification benefitting from oil fired central heating and UPVc double glazing. Solar panels installed (not leased) producing a healthy income
- Spacious Lounge with a woodburner & exposed pine floorboards with French doors opening out onto the South facing Garden
- Attractively fitted Kitchen/Dining Room with oak fitted units complimented by slate work surfaces and slate tiled flooring with under floor heating
- 4 double sized Bedrooms with Bedroom 1 having a walk in Dressing Room with gym and stairs to a mezzanine floor
- Each of the 4 Bathrooms are very well appointed with modern white suites, attractive tiling and all have underfloor heating
- South facing lawned Front Garden with an extensive timber deck sitting area and a gated Driveway providing Off Road Parking for several vehicles
- Second Driveway accessed at the rear providing further Car Parking and a substantial Detached Double Garage with several useful Storage Sheds opposite
- Within easy reach of Swimbridge village amenities including school, inn and village hall with Barnstaple town centre being 5 miles away

## MASTER BEDROOM WITH DRESSING ROOM, GYM AREA & FAMILY BATHROOM



Chequers Estate Agents of Barnstaple are delighted to offer for sale Rhydda Bank a spacious and individual Detached 4 Bedroom Bungalow occupying a tucked away and elevated South facing position with extensive countryside views.

Located on the edge of the village of Swimbridge this impressive Bungalow has the added notable attraction of a Second Entrance which leads to a large Car Parking Area and a substantial Garage/Workshop and several useful Storage Sheds ideal for those who work from home or require easy parking for motorhomes/boats etc.

Rhydda Bank is a beautifully presented home finished to a high specification, it offers excellent living space with the spacious Lounge, Dining Room and Master Bedroom overlooking large lawned South facing tree lined Front Garden.

The spacious family friendly sized Kitchen/Dining Room is attractively fitted with oak units and has slate work surfaces and like the Bathrooms has the added luxury of under floor heating. The 4 Bedrooms are all double sized with 2 of the Bedrooms having their own En Suite facilities. The Primary Bedroom has the added interest of a walk in Dressing Room and Gym area with steps leading to a mezzanine floor this area would make for an ideal Home Office. The Family Bathroom and each of the En Suites are stylishly finished with contemporary Bathrooms complimented by attractive wall tiles and under floor heating.



Outside the property occupies a good size plot and in addition to the large level lawned Front Garden there is an easy to maintain Back Garden which has been extensively paved and stone chipped for total ease of maintenance. There is a raised garden pond with waterfall feature to one corner with steps alongside leading to the Second Driveway, Double Garage & Worksheds.

All in all Rhydda Bank is considered to be a fine example of how to present a home for sale and if you are seeking an individual South facing property with lots of Parking and a substantial Double Garage then this Bungalow will not disappoint and should be added to your viewing list.

### SITUATION

Rhydda Bank is less than 5 miles from the centre of North Devon's regional centre Barnstaple, which offers a good selection of high street and precinct shops, theatre, a number of restaurants, hotels and public houses, primary and secondary schooling and the Petroc College, out of town shopping and further amenities. The town is connected with the M5 motorway via the A361 North Devon Link Road and is approximately a one hour drive away as is Tiverton Parkway mainline railway station (which connects with London Paddington). The regional airport is Exeter with Bristol a little further afield. Sporting and recreational facilities and readily available and include leisure centre with swimming pool and the Tarka Tennis Centre, also in the area are the popular sandy surfing beaches of North Devon located at Saunton, Croyde, Woolacombe, Putsborough and Westward Ho! Instow offers a sandy beach and yacht club. The nearest golf courses are at Barnstaple, Saunton and Westward Ho! The Tarka Trail, which extends around the Taw Torridge Estuary is always popular with walkers and cyclists alike as is the picturesque Exmoor National Park and the South West Coast Path. Exeter is an hour long train ride along the picturesque Tarka Line from Barnstaple Station which connects with the main line. The village of Swimbridge offers a well rated primary school, village shop and bus service connecting South Molton and Barnstaple. The A361 North Devon Link Road is also easily accessible.

### DIRECTIONS

From the A361 (North Devon Link Road) take the Landkey/Swimbridge turning to the south. Proceed up the hill and down through Landkey village and on into Swimbridge. At the centre of the village turn left into Station Road, proceed to the top of the hill, going over the link road, carry on up to Yarnacott through the bends, just before a tight right hand bend you will see a concealed driveway on the left (marked by a 'For Sale' board) leading to the property, the entrance is on the right via twin gates, alternatively if you pass this entrance go a little way up the hill looking for the name plaque, turn left off the right hand bend. Enter the second gateway on the left with gravelled parking area, (this is the retained garage and parking area), steps lead down to the property. The first driveway provides a level approach.

### ENTRANCE PORCH

With UPVC glazed entrance door and full height side windows

### RECEPTION HALL 14'7 X 6'4 (4.45M X 1.93M)

With wood flooring and period style radiator

### 34' FAMILY LIVING ROOM ARRANGED AS 2 ROOMS

### LIVING ROOM 18'1 X 14'9 (5.51M X 4.50M)

With French doors with twin full height side windows to South facing garden, wood flooring, 2 period style radiators, 2 wall lights, feature fireplace with inset 'Stovax' wood burner on slate hearth and interconnecting with



### DINING ROOM 14'8 X 11'8 (4.47M X 3.56M)

With French doors with twin full height side windows to South facing garden, wood flooring, period style radiator, 2 wall lights and side window.

### KITCHEN-BREAKFAST ROOM 26'2 X 10'6 (7.98M X 3.20M)

A very impressive custom fitted kitchen with breakfast bar, base and eye level units, concealed dishwasher, double stove cooker with 6 ring burner and wide extractor hood over, slate flooring and worktops, American style fridge freezer, period style radiator, dining area with French doors off to alfresco dining area, side door to side yard and glazed door off to

### UTILITY ROOM/REAR HALL 8'9 X 7'5 (2.67M X 2.26M)

Glazed door off with full height side window, plumbing for washing machine, work top with double eye level cupboard over, radiator, slate flooring and electric meter with consumer unit.

### BEDROOM FOUR 11'2 X 10'10 (3.40M X 3.30M)

With wooden floor, radiator and door to

### EN SUITE

With white suite comprising close couple w/c, wash basin, inset shower with screen door and plumbed shower, ladder style towel radiator, tiled flooring, window and extractor.

### BEDROOM THREE 11'2 X 9'7 (3.40M X 2.92M)

With wooden floor, radiator and door to

### EN SUITE

With white suite comprising close couple w/c, wash basin, inset shower with screen door and plumbed shower, ladder style towel radiator, tiled flooring, window and extractor.

### BEDROOM TWO 13'3 X 11'3 (4.04M X 3.43M)

With wooden floor, radiator and built in furniture

### FAMILY BATHROOM 11'7 X 8'2 (3.53M X 2.49M)

A delightful bathroom similar to a boutique luxury hotel with white suite comprising free standing bath tub, close couple w/c, large wash basin, inset shower with screen door and plumbed drench shower, ladder style towel radiator, tiled flooring, shelved linen cupboard, window and extractor.

### PRIMARY BEDROOM 11'7 X 11'3 (3.53M X 3.43M)

With (potential for En Suite) French doors to South facing garden, small feature window, radiator and archway to

### DRESSING ROOM 12'1 X 8'8 (3.68M X 2.64M)

Fully fitted with wardrobes to 3 sides opening to

### GYM AREA 9'2 X 9'1 (2.79M X 2.77M)

(Potential En Suite) with French doors to outside, radiator and staircase to

### MEZZANINE GALLERY

(A sanctuary away from the family to rear and contemplate) with return balustrade, velux sky light window, easy access to useful loft storage space and built in cupboard.

### OUTSIDE

Rhydda Bank is approached off a private driveway. Twin entrance gates leads to a driveway providing off road parking for several vehicles, space for motorhome and potential for car port/garage. Extensive level lawn with hedged and fenced boundary, shrub bed, small summer house and large sun terrace. Useful enclosed yard with gates to front and rear. Secondary side access. Garden taps and outside lighting. Mediterranean inspired alfresco dining terrace. Steps up to large paved terrace with feature pond, garden extensively planted providing a very pleasant aspect. Useful block built potting shed/garden store.

To the rear is a

### LARGE DETACHED GARAGE 30' X 20' (9.14M X 6.10M)

Approached via a separate entrance. Incorporating a double bay garage/workshop which also incorporates an office and store.

Opposite is a tidy range of useful sheds ideal for motorbikes/cycles/surfboards etc. Secure gravel parking area suitable for parking a number of vehicles, boat, motorhome etc. Steps descend back down from the garage area to the raised garden behind the bungalow. The garage workshop area has undoubted potential for those working from home or potential for ancillary accommodation subject to any necessary consents.

### AGENTS NOTES

The property is served by mains cold water. No meter ever installed.

the property does have a Septic tank

Solar panels are owned and come with the property and help with electric bills. The vedors receive a feeding tariff of approximately 43p per kilowatt hour. No battery storage.

### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.