



## 19, STATION HILL, SWIMBRIDGE, BARNSTAPLE, EX32 0QR

Prepare to fall in love!

Chequers Estate Agents welcomes you to view this stunning two bedroom cottage in the heart of Swimbridge with glorious views, two useful outbuildings and an elevated garden overlooking rolling Devon hills. Available to the market with no onward sales chain.



### CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

W: [chequershomes.co.uk](http://chequershomes.co.uk)

# £239,000



- PREPARE TO FALL IN LOVE
- STUNNING TWO BEDROOM COTTAGE IN THE HEART OF SWIMBRIDGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS AND LIGHT LIVING ROOM WITH INGLENOOK FIREPLACE AND WORKING WOOD BURNER
- TWO BEDROOMS AND A MODERN SHOWER ROOM
- ELEVATED GARDEN WITH FAR REACHING VIEWS TOWARDS SWIMBRIDGE AND THE ROLLING DEVON HILLS
- TWO USEFUL OUTBUILDINGS
- BUSTLING VILLAGE WITH GREAT SCHOOL, PUB, VILLAGE AND GLORIOUS WALKS ON YOUR DOORSTEP
- CLOSE TO AMENITIES AND FACILITIES
- NO ONWARD SALES CHAIN



A beautifully presented characterful cottage on the edge of the popular village of Swimbridge, within walking distance of the popular Swimbridge primary school, award winning pub and some fantastic scenic walks, this refurbished charming chocolate box cottage will tick a lot of your boxes and is available to the market with no onward sales chain.

The cottage has a wonderful kerb appeal and enjoys glorious views over the highly sought after village of Swimbridge. Taking you through the cottage, you are welcomed into a convenient porch being the perfect space for shoes and coats. A door leads into the bright and spacious living room with a stunning inglenook fireplace housing a wood burner, this creates a wonderful focal point to the room. The kitchen has been updated with a high gloss kitchen, solid timber worktops and all integral appliances with a modern 'lantern' velux window and down lighters. To the first floor you have 2 bedrooms both of which enjoy far reaching views over the Devonshire rolling countryside and towards Swimbridge village. The bathroom is also on this floor, enjoying a modern white suite comprising large shower, pedestal hand wash basin and WC.

To the front of the property there are raised flower beds planted to a variety of plants and shrubs. Steps lead up to the front door. There are two stone built storage sheds, perfect for storing surf boards, bikes and essentials. Steps located at the end of the terrace of cottages lead up to the large garden where you can sit and relax whilst taking in the glorious view over Swimbridge village and rolling fields.

Overall this truly is a wonderful cottage and Chequers Estate Agents, the sole selling agent recommends an internal inspection to appreciate what the property has to offer. Available to the market with no onward sales chain.









The location, within walking distance to the school and award winning pub 'Jack Russell' as well as some stunning walks, an active bus route brings you into Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple train station is also within a short drive.

## **ENTRANCE PORCH**

3'6 x 3'4

An inviting entrance porch with UPVC double glazed window to side elevation overlooking Swimbridge. Coat hooks, tiled flooring.



## **LOUNGE**

12'6 x 16'8

A spacious and light living room with UPVC double glazed windows to front elevation overlooking Swimbridge and rolling fields, inglenook fireplace with working wood burner making a lovely focal point to this room. Stairs rising to the first floor, under stairs cupboard, radiator, wall lights, fitted carpet.

## **KITCHEN**

14'1 x 5'5

A modern and attractively fitted white gloss kitchen with ample cupboard space, further matching wall cupboards and drawers. Inset sink set into work surface with cupboards below. Integrated oven with four ring hob and extractor above, integrated fridge / freezer, dishwasher, washing machine. Cupboard housing gas boiler supplying the central heating. Solid timber work surface, radiator, spot lights, velux window, tiled flooring.

## **FIRST FLOOR LANDING**

A light landing area with exposed beam and velux window flooding the upstairs with natural light, heating control box, spotlighting, fitted carpet.



## **BEDROOM ONE**

13'2 x 8'0

A spacious double bedroom with UPVC double glazed window to front elevation overlooking glorious rolling countryside. The bedroom has lovely character features including exposed beams. Wall lights, radiator, fitted carpet.



## BEDROOM TWO

9'2 x 6'1 plus recess

UPVC double glazed window to front elevation overlooking rolling fields, fitted cupboards, radiator, exposed beams, wall lights, fitted carpet.

## SHOWER ROOM

7'5 x 5'6

A beautifully appointed modern shower room with walk in double shower in a tiled surround with rainfall head above, W.C, vanity sink unit. UPVC double glazed opaque window to rear elevation, fitted shelving, heated towel rail, spotlighting, tiled flooring.

## OUTSIDE

To the front there are raised flower beds planted to a variety of plants and shrubs. Steps lead up to the front door. To the outside of this property there are two stone built storage sheds, perfect for storing surf boards, bikes and essentials. Steps located at the end of the terrace of cottages lead up to the large garden at the rear which is elevated and has a wonderful view over Swimbridge village. The garden has a small area of patio perfect for a table and chairs.

## NOTE

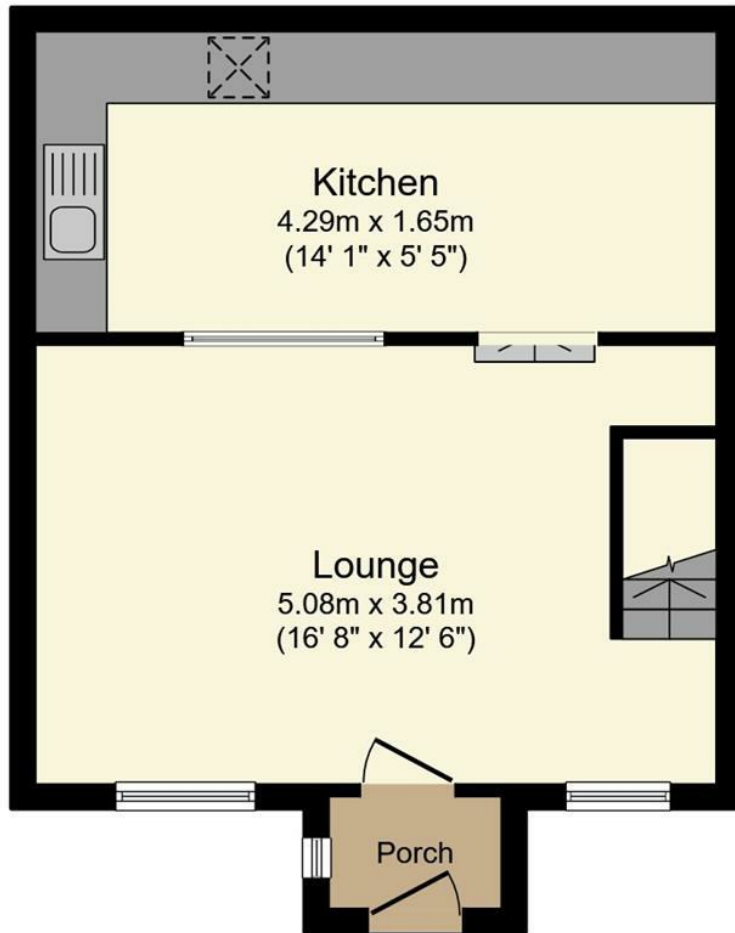
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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.





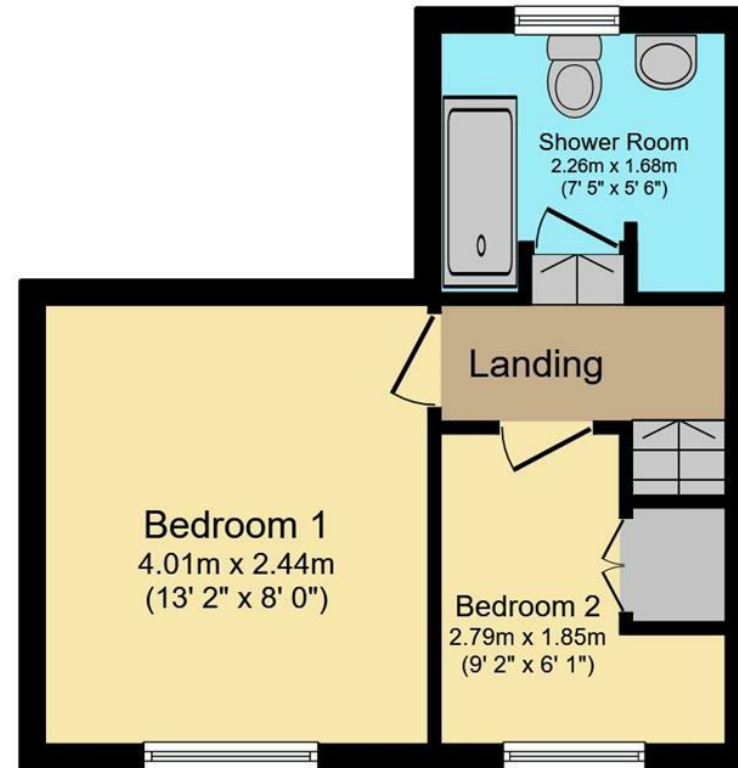






### Ground Floor

Floor area 37.6 sq.m. (405 sq.ft.)



### First Floor

Floor area 26.6 sq.m. (286 sq.ft.)

**TOTAL: 64.2 sq.m. (691 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND B**



**CHEQUERS**  
INDEPENDENT ESTATE AGENTS  
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
**T:** 01271 379314 **E:** enquiries@chequershomes.co.uk  
**W:** chequershomes.co.uk

Try our  
**Smart Move**  
Home Finder  
online

