



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

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## MEADOW BANK ATHERINGTON, , UMBERLEIGH, EX37 9HY

Chequers Estate Agents are delighted to offer for sale this detached two bedroom bungalow in the heart of Atherington. Meadow Bank is well presented and has beautiful established gardens and benefits from ample off road parking and a single garage.

**£350,000**



- PRESENTED TO THE MARKET FOR THE FIRST TIME SINCE BEING BUILT
- DETACHED TWO BEDROOM BUNGALOW
- TRIPLE ASPECT LIVING ROOM WITH FEATURE FIREPLACE
- KITCHEN / DINING ROOM OVERLOOKING THE FRONT AND REAR ELEVATION
- TWO BEDROOMS AND A MODERN BATHROOM
- FRONT AND REAR WELL ESTABLISHED GARDENS
- SINGLE GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING FOR AT LEAST THREE CARS
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- NO ONWARD SALES CHAIN



Chequers Estate Agent welcomes you to view Meadow Bank, a detached two bedroom bungalow situated in the centre of Atherington. The property is offered to the market for the first time since being built and has been a much loved home and successful rental. Internally the well presented accommodation briefly comprises a welcoming entrance hallway providing level access to all internal rooms. Meadow Bank has a light and spacious living room with feature fireplace and a separate kitchen / diner with useful utility cupboard. The hallway leads to the two bedrooms, both overlooking the rear garden and the modern bathroom.

Outside, Meadow Bank is approached over a sweeping drive allowing parking for at least three cars and access to the front door and single garage. The garage has an up and over door with power and lighting connected as well as plumbing for utilities. The parking area is surrounded by mature shrubs planted on all sides and a gravel garden to the front, creating an ideal site for flower pots and planters. A side access gate leads to the rear of the bungalow where you will find a beautiful landscaped garden, which is mainly laid to lawn with well stocked flower beds planted with bulbs and well establish mature shrubs. There is a low maintenance gravel area perfect for alfresco dining. The oil tank is situation in the top corner of the rear garden.

## SITUATION

Set in the beautiful countryside of the Taw Valley, Atherington is a small traditional village with a hairdresser, recreation field with community pavilion and local church. There is a store and local inn at nearby High Bickington. A branch railway line at nearby Umberleigh provides a service to Barnstaple, Exeter St. David's and Exeter Central. The village is easily accessible being just 9 miles from the busy market town of South Molton, 6 miles from Torrington and 7 miles from the regional centre of Barnstaple with a range of shops, schools, banks and leisure facilities.

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 walk or drive.





## DIRECTIONS

From Barnstaple proceed out of town through Newport and towards Bishops Tawton roundabout, head out through Bishops Tawton and on to the A377 towards Umberleigh. After passing the Fishleigh Farm shop and garage on your right hand side, take the next right hand turning sign posted Atherington, Torrington and High Bickington. Follow this road for approximately half a mile and you will enter the village of Atherington with the church on your right hand side. Opposite the church is a left hand turning onto the B3217. After turning left, Meadow Bank will be situated on your right hand side with name plate clearly displayed.

## ENTRANCE HALLWAY

An inviting and welcoming entrance hallway with level access to all internal rooms; radiator, cupboard, laminate flooring.

## LIVING ROOM

19'07 x 13'01

A triple aspect living room with UPVC double glazed windows to side and front elevation. Feature fireplace making a lovely focal point to the room; 2 radiators, fitted carpet.



## KITCHEN / DINER

20'02 x 9'08

A dual aspect kitchen/diner with ample cupboard space, inset single bowl sink set into work surface with cupboards below. Inset oven with four ring electric hob, space for under counter fridge, useful utility cupboard with space and plumbing for washing machine. Space for dining table; radiator, vinyl flooring, UPVC double glazed window to front and rear elevation.

## BEDROOM ONE

11'08 x 10'05

UPVC double glazed window to rear elevation overlooking the garden. A spacious double bedroom with useful cupboard with hanging rail and shelf; radiator, fitted carpet.

## BEDROOM TWO

8'09 x 8'10

UPVC double glazed window to rear elevation overlooking the garden, useful cupboard with hanging rail and shelving; radiator, fitted carpet.



## BATHROOM

5'08 x 7'01

A modern three piece suite comprising panelled bath in a tiled surround with shower over, W.C, pedestal wash hand basin. Airing cupboard housing the hot water tank, heated towel rail, vinyl flooring, UPVC double glazed opaque window to rear elevation.



## OUTSIDE

To the front of the property a sweeping driveway providing off road parking for at least three cars. The front garden has a variety of well established shrubs and plants and a chipping area perfect for potted plants. A side gate leads to the rear garden which offers a degree of privacy. The garden is laid mainly to lawn with an area of chippings. Steps lead up to a lawn terrace with shrub border.

## GARAGE

19'10 x 7'11

With power and lighting, up and over door. Electric fuse board, oil fired boiler, space and plumbing for washing machine, UPVC double glazed window.

## OUTSIDE CLOAKROOM

WC, sink.

## 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.





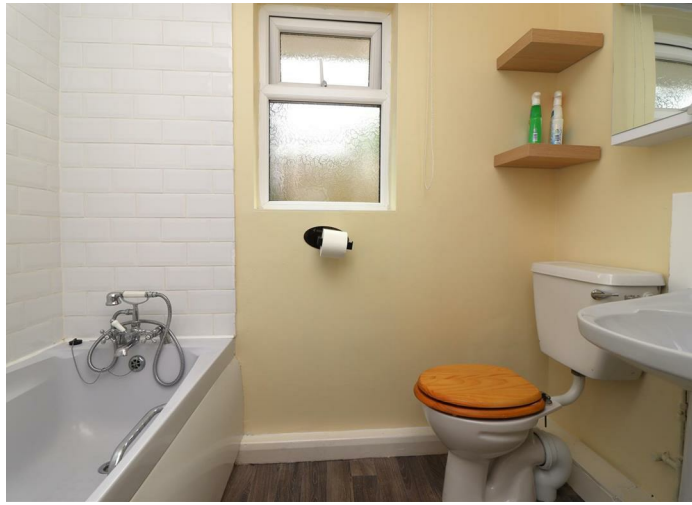


## Floor Plan

Floor area 115.4 m<sup>2</sup> (1,242 sq.ft.)

**TOTAL: 115.4 m<sup>2</sup> (1,242 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>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 C**



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