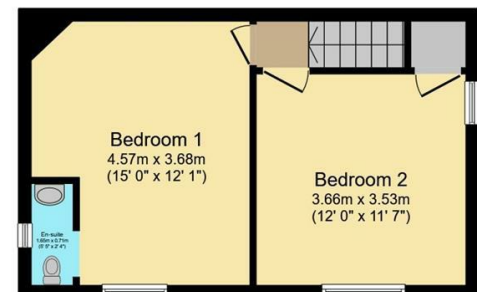


**Ground Floor**  
Floor area 61.3 m<sup>2</sup> (660 sq.ft.)



**First Floor**  
Floor area 32.5 m<sup>2</sup> (350 sq.ft.)

TOTAL: 93.8 m<sup>2</sup> (1,010 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>		<b>21</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND C

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



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**PRIMROSE COTTAGE, 21 STATION HILL, SWIMBRIDGE BARNSTAPLE, EX32 0QR**

Chequers Estate Agents are delighted to present to the market, Primrose Cottage, a detached two double bedroom cottage nestled in the heart of Swimbridge. The property enjoys glorious views from the elevated garden and is available to the market with no onward sales chain.

**£275,000**

- TWO BEDROOM COTTAGE IN THE HEART OF SWIMBRIDGE
- SPACIOUS AND LIGHT LIVING ROOM WITH BEAUTIFUL FIREPLACE
- MODERN KITCHEN WITH AMPLE CUPBOARD SPACE
- PARKING SPACE
- A PERFECT OPPORTUNITY TO ADD YOU OWN STAMP
- IN NEED OF SOME UPDATING THROUGHOUT
- ELEVATED GARDEN WITH FAR REACHING VIEWS TOWARDS SWIMBRIDGE AND THE ROLLING DEVON HILLS
- CLOSE TO AMENITIES AND FACILITIES
- BUSTLING VILLAGE WITH GREAT SCHOOL, PUB, VILLAGE AND GLORIOUS WALKS ON YOUR DOORSTEP
- NO ONWARD SALES CHAIN



Chequers Estate Agents invites you to view this spacious, two bedroom characterful cottage on the edge of the popular village of Swimbridge, within walking distance of the popular primary school, award winning pub and some fantastic scenic walks, this charming chocolate box cottage will tick a lot of your boxes and is available to the market with no onward sales chain. The property is in need of updating, however is the perfect chance to add your own stamp and make your own.

The cottage 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 or to enjoy a morning cup of tea whilst admiring your view. A door leads into the bright and spacious living room with a stunning ornamental fireplace, this creates a wonderful focal point to the room. The living room has space for a dining table and leads to the rear hallway where there is plenty of preparation space and drawers. The kitchen has ample cupboard space and a door leads to the side elevation. The rear hallway also leads to the useful utility room, bathroom with modern three piece suite and separate shower room. To the first floor you have 2 bedrooms both of which enjoy far reaching views over the Devon rolling countryside and towards Swimbridge village.

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 is also a patio space which could be used for off road parking. Steps located at the left of the cottage lead up to the large garden where you can sit and relax whilst taking in the glorious view over Swimbridge village and rolling fields. The garden is around a third of an acre and is slightly overgrown however was a productive garden and a much loved part of Primrose Cottage.

Overall this truly is a wonderful cottage that has been loved for many of years 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.

#### SITUATION

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.

#### FRONT PORCH 17'02 X 5'06 (5.23M X 1.68M )

A welcoming entrance porch with UPVC double glazed windows to front and side elevation, useful cupboard housing the meters, tiled flooring.



#### LIVING ROOM 23'07 X 14'10 (7.19M X 4.52M)

A spacious living room with beautiful ornamental feature fireplace, making a lovely focal point to this room, electric night storage heater, laminate flooring. Decorative stone wall and door leading to stairs rising to first floor. Two UPVC double glazed windows to the front elevation overlooking rolling field and porthole window.

#### REAR HALLWAY 17'04 X 4'11 (5.28M X 1.50M )

Fitted kitchen drawers providing extra storage space and preparation surface, space for upright fridge / freezer, tiled flooring.

#### KITCHEN 15'01 X 6'07 (4.60M X 2.01M )

A fitted kitchen with ample cupboard space with further matching wall cabinets and drawers. Inset 1 and 1/2 bowl stainless steel sink set into work surface with cupboard space below. Integrated fridge/freezer and single oven with four ring hob. Space and plumbing for dishwasher. UPVC double glazed windows and doors giving access to the side elevation.

#### SHOWER ROOM 7'07 X 2'04 (2.31M X 0.71M )

Single shower cubicle in a splashback surround, wash hand basin, laminate flooring.

#### BATHROOM 10'06 X 5'09 (3.20M X 1.75M )

A three piece suite comprising P shaped bath in splashback surround with shower over, WC, wash hand basin. Tiled flooring.

#### UTILITY ROOM 8'0 X 4'05 (2.44M X 1.35M )

UPVC double glazed window to front elevation overlooking fields. Space and plumbing for washing machine and space for tumble dryer. Laminate flooring.

#### FIRST FLOOR LANDING

Storage heater, fitted carpet.

#### BEDROOM ONE 15'0 X 12'01 (4.57M X 3.68M )

A spacious and light double bedroom with UPVC double glazed window to front elevation overlooking fields, access to loft, laminate flooring.

#### CLOAKROOM

PVC double glazed window to side elevation, WC, sink.

#### BEDROOM TWO 12'0 X 11'07 (3.66M X 3.53M )

UPVC double glazed window to front elevation overlooking glorious fields beyond. A double bedroom with useful airing cupboard housing the hot water tank, porthole window, laminate flooring.

#### GARDEN

To the front of the property is a patio area perfect for alfresco dining and one off road parking space. A gate leads to a further low maintenance area. Steps 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. The garden is slightly overgrown however once was very productive space. The upper garden does have areas of lawn perfect space to enjoy the view with a cup of tea. The garden in total is around a third of an acre.

#### AGENT NOTE

Primrose Cottage

In 2006 planning permission was granted for extend the cottage. Details can be found on the planning website with application number: 42172

#### 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.