



# ESTATE AGENTS

*... the key to a successful move*



**Heathland View, Stibb Cross, Torrington, Devon, EX38 8RB**

**Offers in the  
region of  
£269,995**

- \* LINKED DETACHED HOUSE
- \* SOUGHT AFTER SEMI RURAL LOCATION
- \* THREE BEDROOMS
- \* GOOD COMMUTING LINKS

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# Heathland View, Stibb Cross, Torrington, Devon, EX38 8RB

## ACCOMMODATION

### DESCRIPTION

This property is an excellent family home in a pleasant semi-rural location within Stibb Cross having easy transport links to the nearby towns of Bideford, Torrington and Holsworthy with the port and market town of Bideford 9 miles and the market town of Holsworthy approximately 10 miles away. Further on from Bideford is the regional centre of Barnstaple from where the A361 North Devon link road provides access to Tiverton and the M5 motorway (Junction 27). Mainline intercity rail links are available at Exeter and Tiverton Parkway, with international airports at Exeter and Bristol.

The accommodation briefly comprises: Entrance Hall, Open plan living and dining space, fitted kitchen, utility, cloaks, large storage room and to the first floor three bedrooms and a family bathroom, externally there is a private rear garden and a drive providing off road parking to the front of the property.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, stairs to first floor, exterior door

#### OPEN PLAN LOUNGE & DINING AREA 21'11" x 13'9" (6.7m x 4.2m)

Ceiling light point, coving to the ceiling, multi fuel burner, double glazed window with front aspect, double glazed patio doors to outside



#### KITCHEN 10'2" x 8'10" (3.1m x 2.7m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktops and splashbacks, built in electric hob and extractor, eye level oven, sink and drainer with mixer tap, integrated dishwasher. Ceiling light point, wood effect laminate flooring, double glazed window, door to utility



#### UTILITY 9'10" x 8'10" (3.0m x 2.7m)

Base units and worktop, plumbing for washer machine, spaces for appliances. Ceiling light point, double glazed window, exterior door to outside

#### CLOAKS

Ceiling light point, low level w.c.

#### STORAGE ROOM 12'1" x 8'10" (3.7m x 2.7m)

Ceiling light point, double glazed window, door to utility, door to outside

### FIRST FLOOR

#### STAIRS & LANDING

Ceiling light point, access to all upstairs rooms

#### BEDROOM (Front) 10'9" x 9'6" (3.3m x 2.9m)

Built in wardrobes with sliding doors, ceiling light point, double glazed window with front aspect

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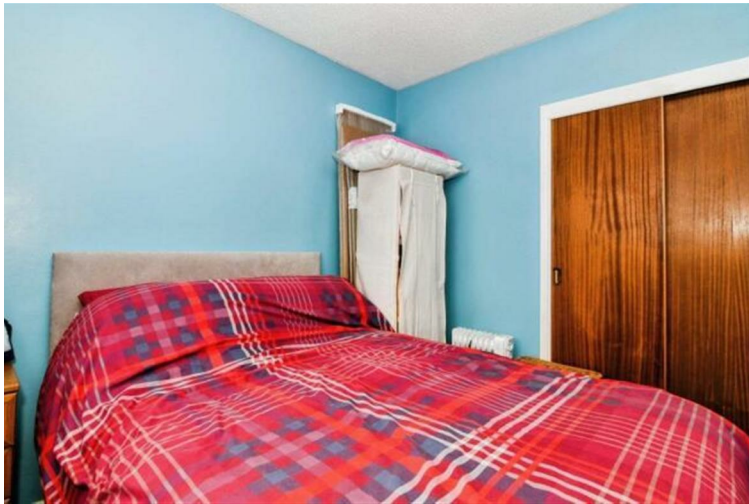
## **BEDROOM (Rear) 9'6" x 9'2" (2.9m x 2.8m)**

Ceiling light point, built in wardrobes with sliding doors, double glazed window.



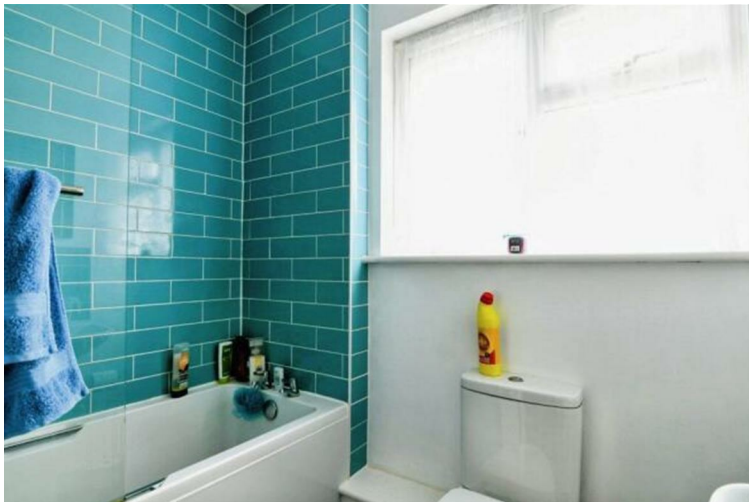
## **BEDROOM (Front) 7'2" x 7'2" (2.2m x 2.2m)**

Ceiling light point, double glazed window



## **BATHROOM 7'2" x 6'2" (2.2m x 1.9m)**

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, part wall tiled,



## **OUTSIDE**

Outside, there is a private rear garden with an enclosed patio, a raised fish pond, and both side and rear gated access. The driveway at the front provides off road parking



## **GENERAL INFORMATION**

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

### **Services**

We believe all are available.

### **Tenure**

Assumed to be freehold

### **Offer Procedure**


All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

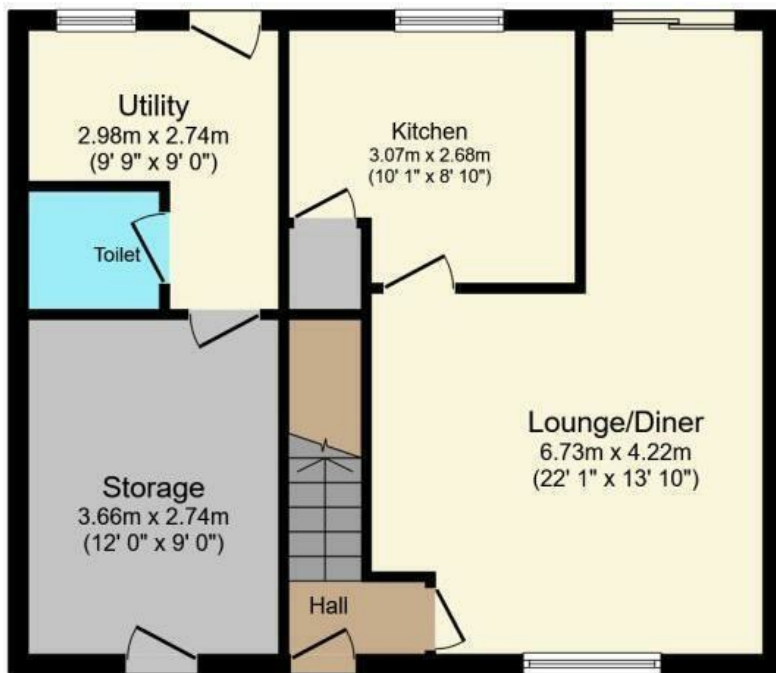
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

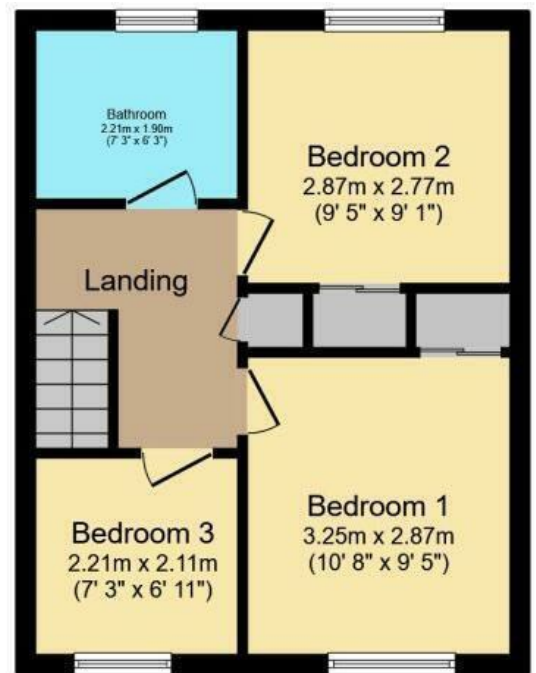
Subject to contract. Vacant possession on completion.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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