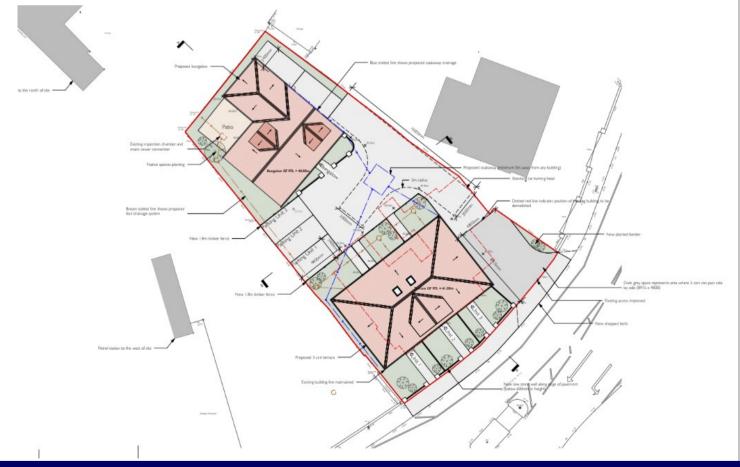


A THREE BEDROOM DETACHED BUNGALOW - £365,000 FREEHOLD

FOR SALE — 2 & 3 Bedroom Houses and a 3 Bedroom Detached Bungalow



From our office on Bideford Quay proceed out of town towards Heywood Road roundabout, turning right at the roundabout on the A39 until reaching Roundswell roundabout. Take the second turning left and continue straight on the next two roundabouts until reaching the next roundabout and turning right towards Barnstaple Centre. Continue along this round for approximately 1 mile, reaching the mini roundabout where the properties will be seen on the left hand side with a For Sale board clearly displayed.

Location Positioned within a five minute walk of the the renowned Anchor Woods and Tarka Trail, which is popular among cyclists, runners as well as walkers and those with four legged friends. A useful 'McColls' corner shop is a 1-2 minute walk away too, alongside the award winning Pelican fish & chip takeaway & restaurant. A bus stop is within 300 yards of the property, with a regular service (every 15 minutes) to the train station and Barnstaple town centre and in the opposite direction, to Bideford via Fremington and Instow. In addition within this desirable residential district of Sticklepath, there is a well regarded primary school, Chinese takeaway, petrol station, North Devon's college for further

ALL VIEWINGS

Strictly by appointment through the Sole Agents, Cowlings on 01237 423100

Out of office hours to Hannah Gorvett on 07746 525515 or Claire Reed on 07811 003358













T 01237 423100





IMPORTANT NOTICE
Cowlings for themselves, and for the Vendors of this property whose Agents they are, give notice that:
1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No appliances have been tested by the agents and we would suggest that purchasers have independent tests on appliances or central heating etc to satisfy themselves.

3.No person in the employment of Cowlings has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of Cowlings, nor into any contract on behalf of the Vendors.

4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn or before travelling, please call the estate agent to see if the property is still available.

PROPERTY MISDESCRIPTIONS ACT 1993

23 THE QUAY, BIDEFORD, NORTH DEVON, EX39 2EZ

owlings

E bideford@cowlingsproperty.co.uk W www.cowlings.co.uk education, Petroc, and two public houses - The Wrey Arms and The Cedars Inn. Barnstaple town centre is accessible by foot in around 15-20 minutes, along with numerous high street shops, supermarkets, department stores, eateries and leisure facilities. The popular sandy surfing beaches of Saunton, Croyde and Woolacombe are within around 20-30 minutes drive, as is the border of Exmoor National Park. Along the A361, Tiverton Parkway train station with fast services to London Paddington can be reached in approximately 45 minutes, as can the M5 network and beyond, also from Junction 27 at Tiverton.

Introducing...WINDYRIDGE COURT, STICKLEPATH HILL - PLOT 4

A Three Bedroom Detached Dormer Bungalow within an exclusive development of 4 brand new properties located in a convenient position within walking distance to Barnstaple Town Centre. The properties being built by a reputable local builder and finished to an exceptional standard with spacious and well thought out accommodation as well as benefitting from gardens and a driveway.

From the light and welcoming Entrance Hallway the properties are inviting, with the accommodation comprising of an impressive Lounge with Separate Kitchen/Dining Room. The Lounge is a dual aspect room with double patio doors leading to the rear garden whilst the Kitchen/Dining Room is a great sociable space with comprehensive fully fitted kitchen with a range of modern matching eye and base units, and integrated appliances. There is plenty of room for a table and chairs. There is a double bedroom and a bathroom on the ground floor with the stairs leading to the first floor with a further 2 bedrooms and 2nd bathroom.

The properties are sure to impress with the high quality finish throughout. There is no doubt that these fantastic impressive properties have been carefully designed to appeal to purchasers looking for the best in quality and style as well as being situated in a great location.

Outside the detached dormer bungalow has a small area of garden to the front being landscaped with paths leading to the front entrance door. To the rear there is a fully enclosed garden with patio for an easy maintenance space. There is a driveway to the side of the property providing parking for 2 vehicles. The properties are gas centrally heated and double glazed throughout.





The Accommodation Comprises:

GROUND FLOOR

Entrance Hall

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Lounge 17'10 x 10'9 (5.43m x 3.28m)

Kitchen/Dining Room

16'8 x 12'5 (5.08m x 3.79m)

Bathroom

Bedroom One

10'9 x 8'8 (3.28m x 2.64m)

FIRST FLOOR

Bedroom Two

15'0 x 12'0 (4.57m x 3.66m) Narrowing to 10'6 (3.20m)

Bedroom Three

10'10 x 10'6 (3.30m x 3.20m)

Bathroom

OUTSIDE

Private enclosed Patio garden to the rear.

ALLOCATED PARKING SPACE.

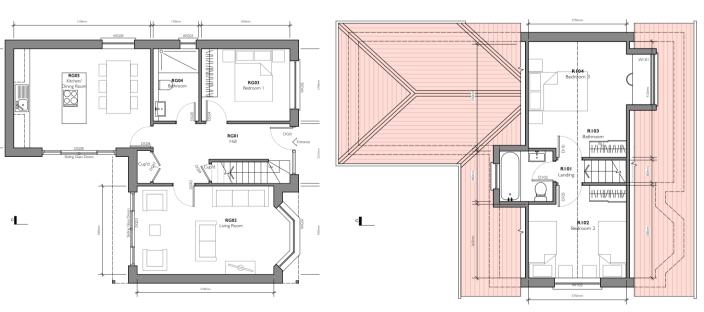
Local Authority: North Devon District Council Council Tax Band: TBC (2023/2024) Services: All mains services are connected











North-West Elevation





A THREE BEDROOM DORMER BUNGALOW