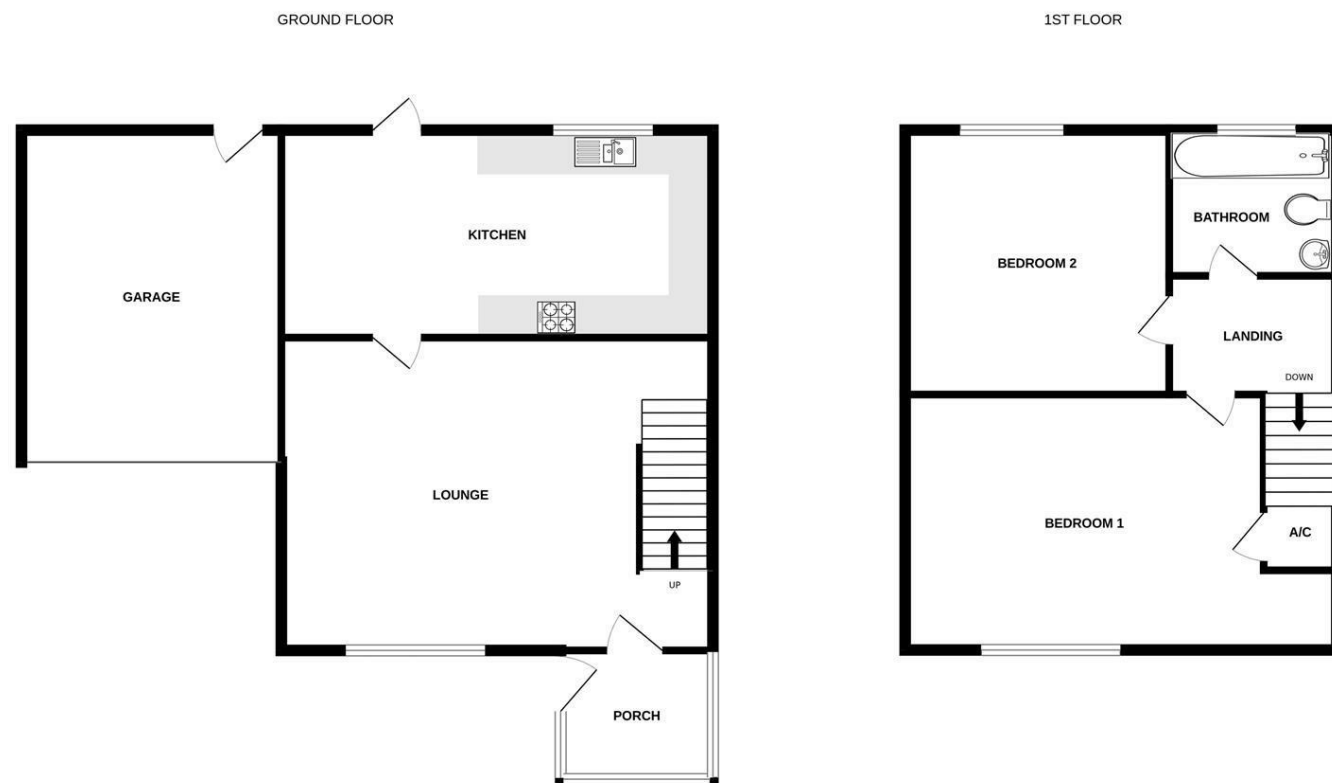




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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15 Town Meadows

Woolsery, Bideford, EX39 5TS

Guide Price

£190,000

- Popular village location
- Ideal first-time purchase
- Two well-proportioned bedrooms
- Offered for sale with no onward chain
- Garage and off-road parking
- Separate fitted kitchen
- Enclosed rear garden
- Spacious lounge

Directions

From Bideford take the A39 towards Bude, pass through Fairy Cross and the Horns Cross, on approaching Bucks Cross take the left hand turning signposted Woolfardisworthy (Woolsery), follow the road until you enter the village of Woolsery. Go through the village passing the shop on your left hand side, until you reach the junction. Turn right at the junction and follow the road up until you reach the turning for Town Meadows on your left hand side. Follow the road around and the property will be found on your right hand side.

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for free!**

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or email bideford@phillipsland.com

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Room list:

Ground Floor

Porch

Lounge
4.82 x 4.09 (15'9" x 13'5")

Kitchen/Diner
4.06 x 2.32 (13'3" x 7'7")

First Floor

Bedroom One
3.65 x 2.12 (11'11" x 6'11")

Bedroom Two
4.10 x 3.48 (13'5" x 11'5")

Bathroom
2.15 x 1.83 (7'0" x 6'0")

Garage
5.04 x 2.69 (16'6" x 8'9")

15 Town Meadows is a well-presented two-bedroom semi-detached home offering spacious accommodation, a private rear garden, garage and off-road parking. Ideally suited to first-time buyers, couples or a small family.

An entrance porch opens into a generously proportioned lounge, providing ample space for both relaxing and dining, with stairs rising to the first floor. To the rear is a separate fitted kitchen with access outside, creating a practical layout for everyday living and entertaining.

Upstairs, the landing leads to two comfortable bedrooms, with the principal bedroom benefiting from an airing cupboard. A family bathroom completes the first-floor accommodation.

To the front, the property is approached over a brick-paved driveway providing off-road parking and access to the adjoining garage. An attractive lawn, mature tree and low-maintenance gravelled border add to the home's kerb appeal. To the rear is an enclosed garden, principally laid to lawn and complemented by established planting and a decked seating area adjoining the house - ideal for outdoor dining and relaxation.

Situated within the popular village of Woolsery, near Bideford, the property is well placed for local amenities and community facilities, while the surrounding North Devon countryside and coastline are within easy reach. With its practical accommodation, outdoor space and desirable village setting, this inviting home represents an excellent opportunity for first-time buyers, couples or those seeking to downsize.

Agent's Note: We would anticipate the property achieving a rental income in the region of £850 per calendar month on a long-term rental basis.

Services

All mains services, electric heating.

Council Tax band
B

EPC Rating
E

Tenure
Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797



Situation

The property is situated in the highly popular village of Woolsery, which offers an excellent range of local amenities, including a shop/post office, primary school, fish and chip shop, garage, village hall and the highly acclaimed Farmers Arms village inn.

A regular bus service runs through the village to the historic port and market town of Bideford, situated on the banks of the River Torridge and offering a good selection of shopping, leisure and educational facilities. Approximately 35-40 minutes' drive away is Barnstaple, North Devon's regional centre, home to the area's principal shopping, business and commercial facilities. North Devon's spectacular rugged coastline and renowned sandy beaches are also within easy reach.