



WOOLLIAMS
Property Services

Guide price £360,000
Marshalls Mead, Beaford, EX19



 **3** Bedrooms
 **2** Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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The property boasts a well-proportioned lounge, perfect for relaxing evenings or entertaining family and friends. A good-sized kitchen provides ample storage and workspace, with patio doors that open directly onto a decking area – an ideal spot for al fresco dining, summer barbecues, or simply enjoying the peaceful surroundings. All three bedrooms are thoughtfully laid out, with the principal bedroom benefiting from its own en-suite bathroom, while a separate family bathroom serves the remaining rooms. Outside, the level plot offers plenty of scope for gardening, outdoor activities, or further landscaping, all set against the backdrop of this sought-after rural location.

Nestled in the heart of the charming rural village of Beaford, this delightful three-bedroom, two-bathroom detached bungalow sits on a generous level plot offering a wonderful blend of space, comfort, and countryside tranquillity. The property boasts a well-proportioned lounge, perfect for relaxing evenings or entertaining family and friends. A good-sized kitchen provides ample storage and workspace, with patio doors that open directly onto a decking area – an ideal spot for al fresco dining, summer barbecues, or simply enjoying the peaceful surroundings. All three bedrooms are thoughtfully laid out, with the principal bedroom benefiting from its own en-suite bathroom, while a separate family bathroom serves the remaining rooms.

Outside, the level plot offers plenty of scope for gardening, outdoor activities, or further landscaping, all set against the backdrop of this sought-after rural location. This is a fantastic opportunity to enjoy village living with the beauty of the Devon countryside right on your doorstep.

Entrance Porch *1.82m x 0.89m (6' x 2' 11")*

UPVC double glazed door off, engineered oak flooring.

Lounge *4.34m x 3.93m (14' 3" x 12' 11")*

Double aspect room with radiator, TV point, engineered oak flooring.

Inner Hall

Access to lost space, linen cupboard, clothes cupboard, fitted carpet.

Kitchen *4.20m x 3.29m (13' 9" x 10' 10")*

A double aspect room with a range of high gloss kitchen units and solid timber working surfaces. Inset 1 1/2 bowl composite sink unit with mixer tap, cupboards and integrated dishwasher below. Inset Sharp five burner ceramic hob, working surface with cupboards below, island breakfast bar. Range of wall units, further recess with built-in double oven, space for American style fridge freezer. Double radiator, oil fired boiler feeding domestic water and central heating system, UPVC double glazed sliding patio doors to the rear.

Bedroom 1 *3.63m x 3.55m (11' 11" x 11' 8")*

Radiator, fitted carpet, door to

En-Suite Shower Room *2.39m x 0.92m (7' 10" x 3')*

White suite with a walk-in tiled shower cubicle and a folding glazed shower door. Pedestal wash basin with mixer tap, close-coupled W.C, heated towel rail, mosaic tiling to some of the walls, mosaic tiled floor.

Bedroom 2 *3.30m x 3.01m (10' 10" x 9' 11")*

Radiator, fitted carpet.

Bedroom 3 *3.00m x 2.12m (9' 10" x 6' 11")*

Radiator, fitted carpet.

Bathroom *2.19m x 1.92m (7' 2" x 6' 4")*

A white suite with fully tiled walls comprising of a pannelled bath with mixer tap and shower attachment, close-coupled W.C, a pedestal wash basin with mixer tap, heated towel rail, ceramic tile floor.

Attached Garage *6.09m x 2.49m (20' x 8' 2")*

With two opening doors at the front, personal door at the rear, plumbing for washing machine, light and power connected.

Outside

The property stands on a level corner plot with a lawn and planted front garden with a variety of bushes, shrubs and small trees. A driveway provides off-road parking for two cars and leads to the attached garage. The rear has an enclosed almost south facing rear garden which is predominantly laid with timber decking. There's also an additional side garden with lawn and a pedestrian gate out to the road.

Services

Mains water, gas, electricity and drainage connected. Oil storage tank for heating.

Council Tax

Band - C

EPC

We have requested an EPC assessment for the property and once the certificate has been issued, this will be made available and included in our promotional material.

Tenure

Freehold

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions

[what3words//ducks.outnumber.skins](#)



Ground Floor

