



29 MANOR PARK  
AWOOLSEY, BIDEFORD, DEVON, EX39 5RH

£350,000

Nestled along a tree-lined private drive and forming one of just three individual bungalows in this discreet setting, 29 Manor Park is a beautifully presented detached home, thoughtfully improved and re-designed by the current owners to create a stylish and highly practical residence, ideally suited to modern living.

The accommodation is centred around a cosy lounge with wood-burning stove, providing a warm and inviting heart to the home. The property has been cleverly reconfigured to maximise space and flow, most notably with the superb open-plan L-shaped kitchen/dining/living area, where a modern fitted kitchen opens seamlessly into a spacious conservatory with insulated roof. This creates a comfortable year-round living space with direct access to the gardens, ideal for both entertaining and everyday living.

There are two well-proportioned bedrooms, including a principal bedroom with en-suite. A former third bedroom has been adapted into a highly useful boot room/utility, offering excellent flexibility and with the potential to be reinstated as a bedroom if required. A well-appointed family bathroom features a four-piece suite, including a large walk-in shower enclosure.

The gardens are a real feature of the property, being level, well-maintained and designed for ease of use. The rear garden enjoys a generous patio area with pergola, providing an excellent outdoor seating and dining space, alongside areas of artificial turf for low-maintenance enjoyment.

The garden wraps around both sides of the bungalow, with the left-hand side benefiting from double gated access and being laid to stone chippings, offering additional practicality for storage, access or further use. The outdoor spaces create a private and relaxing setting that complements the home beautifully.





Further benefits include underfloor heating (selected rooms) and solar panels with feed-in tariff, contributing to the home's efficiency. A garage with power, light and useful overhead storage is complemented by driveway parking and an attractive front garden, enhancing the overall curb appeal of the property.

### LOCATION

Woolsery (Woolfardisworthy) is a vibrant North Devon village with a strong community spirit and excellent local amenities, including a village store, pub, fish and chip shop, primary school and church. The village has seen positive regeneration in recent years and offers a wonderful blend of traditional charm and modern convenience.

Surrounded by beautiful countryside and within easy reach of the stunning North Devon coastline, including nearby beaches and the South West Coast Path, Woolsery is ideally placed for those seeking village living with easy access to some of the region's finest scenery.

***Combining comfort, efficiency and versatility, this is an excellent opportunity to acquire an individual detached bungalow in a peaceful and sought-after village setting.***

### NEED TO KNOW

Services: Mains electricity, water & drainage. Air Source heat pump.  
Energy Performance Certificate (EPC): B (84)  
Council Tax: Band C (£2,261.04 per annum)

**What3Words:** amps.claim.rephrase





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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