

GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



CROSS PARK, BUCKLAND BREWER, EX39 5FR
TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.
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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Two-Bedroom Detached Bungalow

26 Cross Park Buckland Brewer, Nr Bideford, EX39 5FR

Guide Price

£325,000

- Bungalow With Large Modern Open Plan
- Well Stocked Pretty & Sunny Gardens
- Generous Off Road Parking & Garage
- Remainder of NHBC Warranty
- No Onward Sales Chain
- MUST BE VIEWED!

Directions

From Bideford, follow the A386 towards Torrington before turning right onto the A39 signposted for Bude. After a short distance, turn right onto the A386 towards Torrington and continue for approximately 4 miles. Turn left signposted for Buckland Brewer and follow the road into the village. On entering Buckland Brewer, continue through the village, passing the primary school on your left. Take the turning into Cross Park, where the property can be found shortly along on the development. Number 26 will be clearly

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or email bideford@phillipsland.com

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Room list:

Entrance Hall

Ground Floor WC

Kitchen Lounge Diner
8.7 x 4.4 (28'6" x 14'5")

Bedroom 1
4.7 x 4.7 (15'5" x 15'5")

(Ensuite)
2.9 x 2.5 (9'6" x 8'2")

Bedroom 2
3.9 x 3.3 (12'9" x 10'9")

Bathroom
2.9 x 2.5 (9'6" x 8'2")

Garage
6.0 x 3.2 (19'8" x 10'5")

This impressive detached bungalow was completed in 2023 and occupies a well-positioned plot within a modern development in the popular village of Buckland Brewer.

Built to a high standard by Allison Homes, the property offers spacious, easy-to-manage accommodation with a contemporary finish throughout, ideal for those looking to downsize or enjoy village living in North Devon. The home is offered for sale with no onward chain and benefits from the remainder of its NHBC warranty.

The accommodation is well planned and includes a welcoming entrance hallway with storage and cloakroom, leading through double doors to a generous open-plan kitchen, dining and living space. This light and airy room forms the heart of the home and opens directly onto the rear garden, creating an excellent space for everyday living and entertaining. The kitchen is well equipped with a range of fitted units, integrated appliances, a central island and ample space for dining and seating.

There are two good-sized double bedrooms positioned at the front of the property, both served by a well-appointed Jack & Jill bathroom which is also accessible from the main hallway. The second bedroom offers flexibility and would work equally well as a guest room or home office.

Outside, the property is approached via a spacious tarmac driveway providing ample off-road parking and access to a large garage/workshop with power and lighting. The front garden is neatly laid to lawn with established planting, while gated side access leads to the rear garden. This has been attractively landscaped to include a patio seating area, level lawn and well-stocked borders, along with a small vegetable bed. The garden enjoys a sunny south-west facing aspect, making it an ideal space to relax and enjoy the afternoon and evening sun.

Services

All mains connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

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



Situation

Buckland Brewer is a sought-after North Devon village with a strong sense of community, offering a primary school, community shop, village hall, recreation ground and popular public house.

The village is well located for access to the towns of both Great Torrington and Bideford, with the North Devon coastline approximately 20 minutes away. Great Torrington offers an array of shops, cafes, and amenities, including schooling for all ages, a supermarket, a traditional pannier market, The Plough Arts Centre, and local butchers, bakers, and greengrocers. For those who love the outdoors, the town is surrounded by 365 acres of common land, perfect for dog walking or family adventures. Bideford is a popular town and working port set on the banks of the River Torridge, offering a wide range of amenities, including schooling for all ages, independent shops and restaurants, five supermarkets, and leisure facilities. Nearby is the Tarka Trail, a well-known walking and cycling route that passes through the town and provides stunning views of the river and surrounding countryside. Also close by are the charming coastal villages of Appledore, Instow and Westward Ho!, the latter renowned for its safe, sandy surfing beach and adjoining championship golf course. The A39 North Devon link road provides easy access to the regional centre of Barnstaple, offering the area's main commercial, entertainment and shopping facilities. The A39 connects to the A361 and continues to Junction 27 of the M5 just beyond Tiverton, providing convenient access to the national motorway network.