

# Edge of Village Chalet Bungalow

Meadow Close, Sentry Lane, Bishops Tawton, EX32 0BW

Offers In The Region Of

£405,000



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# Edge of Village 3 Bed. 2 Bath Chalet Bungalow with large Garage

Meadow Close, Sentry Lane, Bishops Tawton, EX32 0BW



Immediate possession available. To the edge of the very popular village of Bishop's Tawton in the River Taw Valley, and a mile south of the A361 North Devon Link Road, with the administrative centre of Barnstaple, providing an excellent range of both business and leisure facilities, being just beyond.

Meadow Close is a well-presented detached 3 bed. 2 bath, chalet bungalow, set off a quiet lane to the southern edge of the village.

The village itself has a village Inn (currently closed), which is a short walk from the property, as is the ancient parish church and a good village primary school, together with a regular bus service running through to Barnstaple.

Being on the edge of Bishop's Tawton there is access to many country lanes and footpaths particularly Codden Hill.

Barnstaple has a wide range of business and leisure facilities, with the town having a recently opened leisure centre, tennis courts, together with live theatre, cinema, and a wide variety of out-of-town stores.

To the west, at Instow, Saunton, Croydon and Putsborough is the softer North Devon coastline, with sandy beaches, surfing, sailing, fishing.

Whilst to the north is the rocky coastline, around Lynton and Lynmouth and across Exmoor to Minehead and Porlock.

From Barnstaple, there is the Tarka Rail Line, which runs through to the Cathedral City of Exeter, with its link from there to the mainline station, although many people prefer to drive on the A361 North Devon Link road through to Tiverton where there is the M5 motorway, at Junction 27, and also the Parkway railway station, from journey times to London Paddington, are approximately two hours' distance.

# DETAILS

Set of a quiet country lane to the edge of the village this individual property enjoys views from the rear over the valley behind to fields and another aspect of the village away in the distance.

Built in brick, fully double glazed and having gas central heating the property is ready to move into.

The bungalow benefits from having a large 32 ft integral garage which could allow for additional accommodation or partial use as a studio, playroom or home office space.

Council Tax - Band D

EPC - Band D

Services - Main electric, water and gas. Newly installed water treatment works for foul drainage.

NOTE - A new sewage treatment works has recently been installed. As a result of this and a first grass cut of the year the lawned areas have in some photos been enhanced to show grass rather than bare earth, The areas have been reseeded and should soon grow back.

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-



### Entrance Lobby

With built in cloak cupboard with electric meter

### Entrance Hall 3.6 x 1.6 (11'9" x 5'2")

Radiator, Timber plank flooring, staircase to first floor and passage off to integral garage, airing cupboard to one side.

### Living Room 5.46 x 3.6 (17'10" x 11'9")

Double aspect with gas fire on tiled hearth, radiator, timber plank floor.

### Kitchen/Breakfast Room 4.548 x 2.86 (14'11" x 9'4")

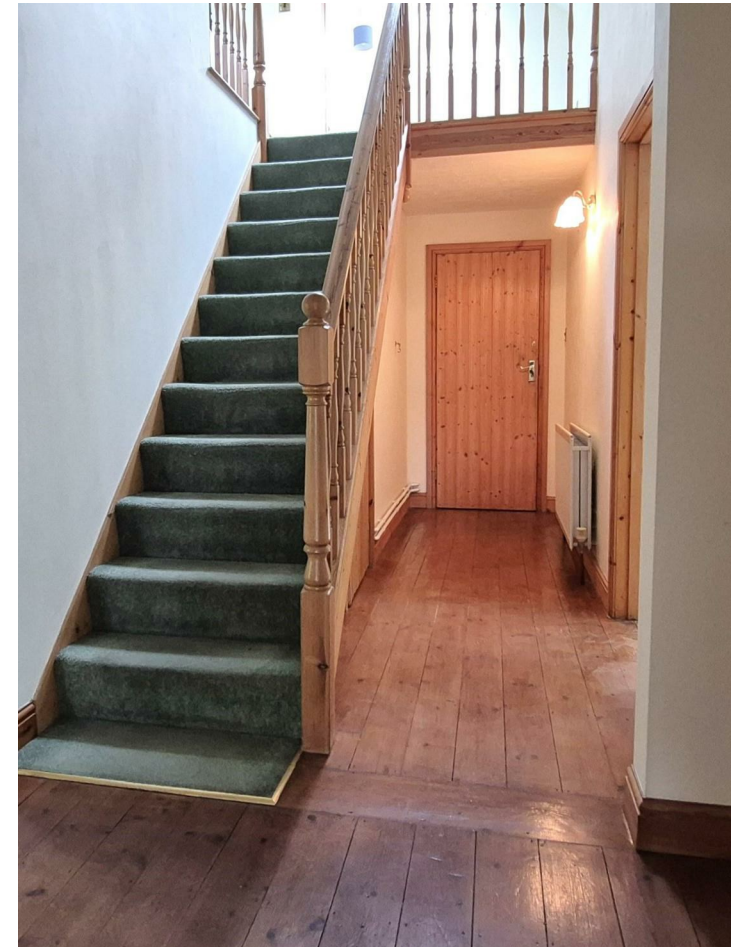
Fitted with a range of timber topped worksurfaces with a variety of soft close drawers and cupboards under, pan drawers and wine rack. Inset Diplomat 5 ring gas hob, Bosch oven with storage lockers over and under. Deep sink with mixer taps, space for fridge and separate freezer under worktops, radiator, timber plank flooring.

### Conservatory 2.4 x 2.3 (7'10" x 7'6")

Door to Garden and patio

### Family Bathroom 2.537 x 1.94 (8'3" x 6'4")

Panelled bath in fully tiled surround with Triton electric shower, shower screen panel, chrome towel rail/radiator, Handbasin set in vanity unit, low level wc.



**Dining Room 4.27 x 3.46 (14'0" x 11'4")**

Timber plank flooring, double french doors to garden with side lights, recessed part glass fronted display/shelved storage cupboard with spot lights, 2 radiators.

**Bedroom 3 4.26 x 2.65 (13'11" x 8'8")**

Radiator

**Landing 3.6 x 2.422 min (11'9" x 7'11" min)**

With roof light

**Bedroom 1 5.12 x 3.524 (16'9" x 11'6" )**

Roof light doors to under eaves storage and wardrobes

**En Suite Shower Room 2.38 min x 2.14 (7'9" min x 7'0")**

Low level wc, shel effect hand basin in vanity unit with drawer and cupboards under. radiator, Tiled shower cubicle with Triton shower and folding access doors.

**Bedroom 2 4.134 x 3.6 (13'6" x 11'9")**

Roof lights, radiator. Door to cupboard with wardrobe rail and further door on to walk in eaves storage area.

**Attached Garage 9.98 x 3.6 (32'8" x 11'9")**

Up and over door to front and personal door to rear garden. Wall mounted gas central heating boiler. Range of former kitchen units to the rear with sink unit and space and plumbing for washing machine

**Sep WC**

With low level suite.

**Front Garden**

Inside a low brick wall with rail over a good sized lawn area and brick paviour paths and a tarmac area for off road parking for 2 or 3 cars to the front of the garage.

**Rear Garden**

To the side of the house a patio area outside the conservatory. To the rear a level area close to the bungalow with further patio this then drops down to a lawned area with a splendid mature willow tree and a productive apple tree and enjoys views across the valley and is a private area.





## DIRECTIONS

Crossing the A361 North Devon link road at the Bishops Tawton roundabout take the A377 south as though towards Crediton and you immediately enter the village of Bishops Tawton. Proceed through the village and as you drop down the hill passing the stone Alms Houses to the left you will then rise up the other side with the Parish Church to your right and its car park. Just after turn left into what is Village Street. Within a hundred yards turn left in front of the grass island with the trees up the rise and left into what is Sentry Lane. After about a hundred yards you will find the property to the left of the road with a sales sign clearly visible. Using what3words free app for mobile phones use the 3 words [///space.actors.fresh](https://www.what3words.com/)

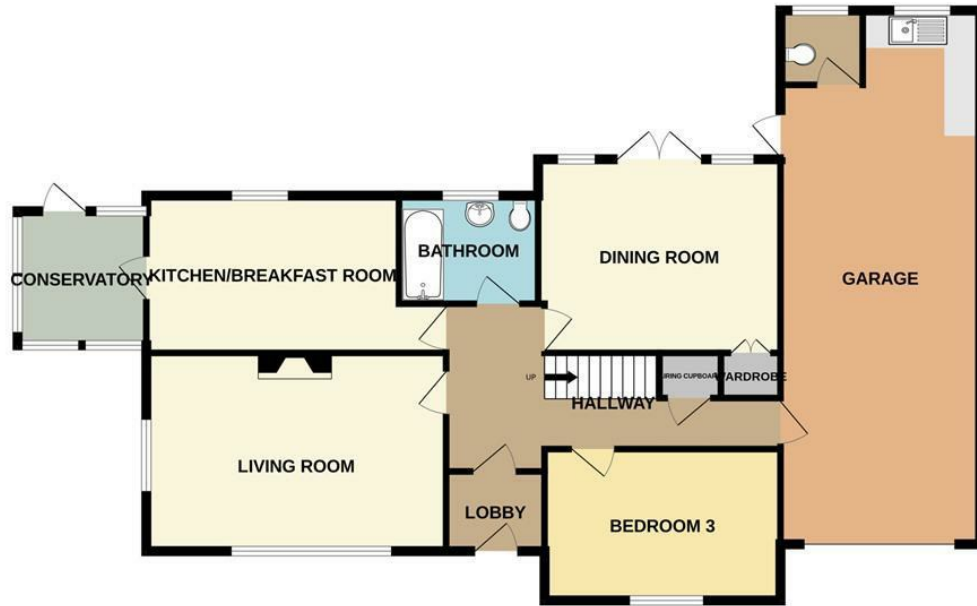


## VIEWING

By appointment through  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe [07970  
445204](tel:07970445204)



GROUND FLOOR  
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



MEADOW CLOSE, BISHOPS TAWTON, EX32 0BW

TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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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