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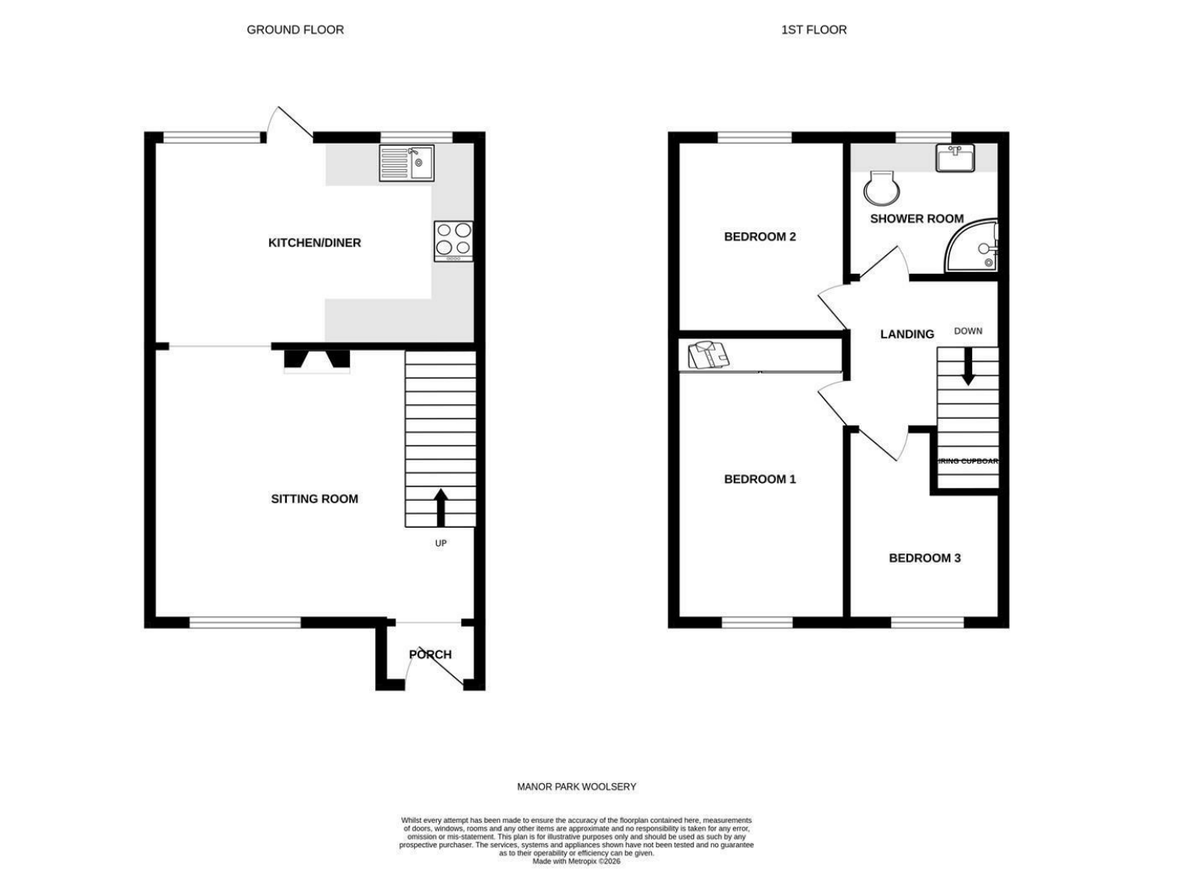
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Directions

From Barnstaple town centre continue over the long bridge and up Sticklepath Hill. At the mini roundabout take the left hand turning, continuing over the next mini roundabout and take the right hand turning into the Old Bideford Road. Following this road taking the right hand turning into Manor Park, continue along and number 54 will be found on the right hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

54, Manor Park

Woolsery, Bideford, Devon EX39 5RH

Offers Over

£260,000

- Three-bedroom terraced home
- Landscaped rear garden
- Cosy log burner
- Beautifully presented throughout
- Garage and driveway parking
- COUNCIL TAX BAND B!
- Light filled kitchen/diner
- Popular village location

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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The accommodation is entered through a useful porch, which opens into a spacious and welcoming sitting room. A fireplace with inset stove creates an attractive focal point, while a wide opening connects the room with the kitchen/diner to provide a sociable layout well suited to modern family life.

The kitchen is fitted with a comprehensive range of contemporary units and complementary work surfaces, together with integrated cooking appliances and space for further appliances. A generous dining area provides ample room for a family table, while a door opens directly onto the rear garden.

On the first floor, the landing leads to three bedrooms and a modern shower room fitted with a corner shower enclosure, wash basin and WC. An airing cupboard provides additional storage.

Outside, the property benefits from attractive, fully enclosed gardens to both the front and rear. The front garden is principally laid to lawn and complemented by a variety of established shrubs and bushes, with a pathway leading to the entrance and continuing alongside the garden.

To the rear, a patio area adjoining the house provides an ideal setting for outdoor seating and dining. This leads into an attractive garden space mostly laid to lawn and bordered with shrubs. A paved pathway continues to the rear gate.

Immediately beyond the rear gate is a private parking space, with a garage positioned alongside to provide secure parking or additional storage.

All mains services connected.

Services
All mains services, LPG heating

Council Tax band
B

EPC Rating
D

Tenure
Freehold

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





Room list:

Ground Floor

Entrance Porch

Lounge
4.95m x 4.27m (16'3 x 14'0)

Kitchen/Diner
4.95m x 3.25m (16'3 x 10'8)

First Floor

Bedroom One
4.27m x 2.92m (14'0 x 9'7)

Bedroom Two
3.25m x 2.97m (10'8 x 9'9)

Bedroom Three
2.97m x 2.24m (9'9 x 7'4)

Shower Room
1.85m x 2.03m (6'1 x 6'8)

Garage
5.13m x 2.26m (16'10 x 7'5)

Situation
Manor Park is situated within the welcoming North Devon village of Woolsery, surrounded by attractive countryside and within easy reach of the coast. The village 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.

