



WILD ACRES,  
BUCKS CROSS, BIDEFORD, DEVON, EX39 5DR

£495,000

Set within the welcoming community of Bucks Cross, Wild Acres presents an attractive and spacious three double bedroom bungalow, thoughtfully designed for comfortable modern living.

The accommodation is well proportioned throughout and offers a bespoke modern kitchen fitted with Bosch appliances, alongside a useful, separate utility room.

A good sized lounge/diner, with feature inset gas fireplace, opens seamlessly into a large conservatory overlooking the rear garden - an ideal space for relaxation and entertaining.

The accommodation further comprises a well-appointed modern bathroom and an additional stylish shower room, complete with a digital dual-function Mira shower. All bedrooms are equipped with Crown Imperial fitted wardrobes, providing excellent storage throughout.

Additional benefits include Calor gas fired central heating and UPVC double glazing whilst the exterior has also been repainted this year, further highlighting the how well the bungalow has been maintained.

Externally, Wild Acres enjoys a beautifully maintained rear garden with a large lawned area, established borders, and open farmland views. There are pleasant patio areas, a feature pond with fountain, and both a timber summerhouse and workshop with power connected.





The bungalow also benefits from excellent parking options, with a generous driveway providing space for up to six vehicles, or alternatively ample room for a caravan, motorhome or boat. The integral garage is equipped with power & lighting and features an electric roller door for added convenience.

Perfectly positioned, Wild Acres enjoys easy access to areas of outstanding natural beauty, offering scenic walks and unspoilt coastal landscapes. The neighbouring village of Woolsey adds to the appeal, home to the popular Farmers Arms pub and a handy village shop, enhancing the strong sense of community.

***Blending style, practicality and an enviable location, Wild Acres is an excellent opportunity for those seeking a versatile bungalow within easy reach of the countryside, coast and village amenities.***

#### **NEED TO KNOW**

Services: Mains electricity and water are connected.  
Calor gas central heating. Private septic tank drainage.

Energy Performance Certificate: E (42)

Council Tax: Band D (£2,543.68)

**What3Words:** mulls.clattered.solve





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