

# Regency

ESTATE AGENTS



## DUNNS COTTAGE, SALTRENS, EX39 5JP

O.I.R.O £225,000

A 3 bedroom semi-detached cottage held in the same family for 75 years, now offering excellent potential for modernisation. The well proportioned accommodation features two reception rooms with wood burners, a generous west facing garden and off-road parking.

Dunns Cottage is a charming three-bedroom semi-detached cottage, held in the same family ownership for the past 75 years. The property now requires a degree of general modernisation, offering an excellent opportunity to update and personalise a well-proportioned home.

The accommodation is generous and well balanced, comprising two reception rooms, both featuring wood-burning stoves that add character and warmth. A functional kitchen leads out to the rear garden and adjoins the dining room, providing clear scope to reconfigure into an attractive open-plan living space if desired.

Upstairs, there are three bedrooms, two of which are comfortable double rooms, together with a family bathroom fitted with a white suite and a shower over the bath.

To the rear is a generous west-facing garden, predominantly laid to lawn, enjoying afternoon and evening sun. A small courtyard area provides an additional seating space, while useful side gated access adds practicality. To the front of the property there is off-road parking.

Overall, Dunns Cottage represents an excellent opportunity to acquire a character home with plenty of potential in a hamlet setting, access to Bideford being less than 10 minutes by car.

**Services:** Mains electricity, water & drainage.

**Energy Performance Certificate:** D (62)

**Council Tax:** BAND C (£2,275.28 per annum)

**NO ONWARD GOING CHAIN**



### Ground Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 sq. feet)

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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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