



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



A 4 bedroom double fronted terraced house which is immaculately presented with a range of character features. The property is located in the popular village of Buckland Brewer and would make the perfect family home.



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4 Rickards Row, Buckland Brewer, Bideford,
 Devon, EX39 5LT | £320,000

4 Rickards Row has been in the same family for 26 years and has been very well looked after in that time. The property is over 200 years old and is immaculately presented throughout and enjoys a wealth of charm and character.

On the ground floor is a very bright and welcoming kitchen/diner and is no doubt the heart of the home with a county cottage style kitchen together with a living room, office space, WC/Utility and family bathroom.

To the first floor you will find 4 double bedroom, all of which are beautifully presented with the master bedroom have the advantage of an en-suite shower room.

To the rear of the property is a fully enclosed garden which has been very well maintained by the current owners and offers a Southerly Aspect.

Situation: The village is surrounded by a diverse landscape of meadows, woodlands, moors and forestry plantations. The impressive tower of the Church of St. Mary (St. Benedict) is 75 ft. high and can be seen for miles around. It has a pub and village hall and it shares schools with Great Torrington and Bideford.

Close by, Great Torrington has RHS Rosemoor, Dartington Crystal and the brilliant Plough Arts Centre with its diverse programme of movies, craft classes, live bands and stand-up comedy.

Reasonable driving from the Atlantic Highway (A39), Buckland Brewer is well-served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Direction: From Bideford Quay proceed towards Torrington. Upon passing Hallsannery, take the right hand turning that is signposted Littleham/Buckland Brewer. Stay on this road for approximately 3 miles and take the left hand turning signposted to Buckland Brewer. Continue on this road until you enter the village. Pass the church, take the next right hand turning into Gorwood Road where the property will be found on your left hand side,

Kitchen/Diner: 21'8" (6.6m) x 14'0" (4.27m): A bright and spacious room with oak flooring and country cottage style kitchen. The kitchen offers a range of wooden cupboards at both base and eye level with a colour contrast of green and white with space for an oven and extractor hood over. The room offers plenty of space for a large table and space for further furniture.

Living Room 14'7" (4.45m) x 13'2" (4.01m): A good sized living room which has a very cosy feel with a feature brick fireplace with large slate hearth together with a feature woodburner.

Office 9'5" (2.87m) x 8'0" (2.44m) : This room offers a versatile space which is bright and airy with a door leading into the rear garden. The room is currently being used as an office space

WC/Utility 9'1" (2.77m) x 5'1" (1.55m) : Low Level WC with Wash Basin together with the plumbing for a washing machine and tumble drier.

Bathroom 9'5" (2.87m) x 8'2" (2.49m): Feature black and white chequer floor tiles with dark green tongue and groove panelling, the bathroom comprising of a Low Level WC, Wash Basin together with a Panel Bath.

Stairs to First Floor :

Hallway :

Bedroom 1 13'4" (4.06m) x 12'9" (3.89m) : A spacious master bedroom overlooking the front of the property with the benefit of having built in wardrobes with sliding doors.

Shower Room 4'8" (1.42m) x 4'4" (1.32m) : A fully tiled shower room comprising of a shower enclosure with electric shower, wash basin together with a chrome heated towel rail.

Bedroom 2 12'3" (3.73m) x 9'1" (2.77m) : A good size double room overlooking the rear of the property with built in wardrobes.

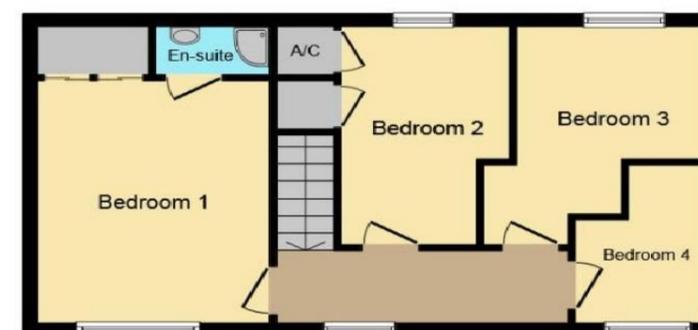
Bedroom 3 10'1" (3.07m) x 9'8" (2.95m) : A good size double bedroom overlooking the rear of the property.

Bedroom 4 9'3" (2.82m) x 7'8" (2.34m): This room overlooks the front of the property. Although this room is the smallest bedroom, it can easily fit a double bed.

Outside: To the rear of the property is a fully enclosed garden. The garden has been excellently maintained by the current owners. Upon entering the garden there is an area of decking with access to a useful wood store. Steps lead to the main garden area with further decking, an area of lawn together with a stone chipped border. The garden enjoys a South East aspect and is the perfect place to be on a sunny day.



Ground Floor



First Floor

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