



26 ST ANDREWS CLOSE Spacious 4 Bedroom Detached House in Village Location
O.I.R.O £365,000 SUTCOMBE Nr HOLSWORTHY

MILLER TOWN & COUNTRY
exp UK



- » Four Bedroom Detached House
- » Garage & Parking
- » Double Glazed
- » Oil Central Heating
- » Popular Village Location
- » 11.5 Miles from North Coast
- » Easy Access to A30 & North Devon Link Road

The Property

This light and airy four bedroom house was completed in 2004 and has been updated in certain key areas since providing a delightful home. One enters a generous hallway, off which is a cloakroom/WC and off the hall is a lovely square sitting room with window to front and woodburning stove. There is a large kitchen dining room with modern white fronted units and doors out to the rear garden. There is a separate utility room and access to the integral garage. On the first floor are four double bedrooms, the principal bedroom having its own En-Suite facilities and a further family bathroom/WC.



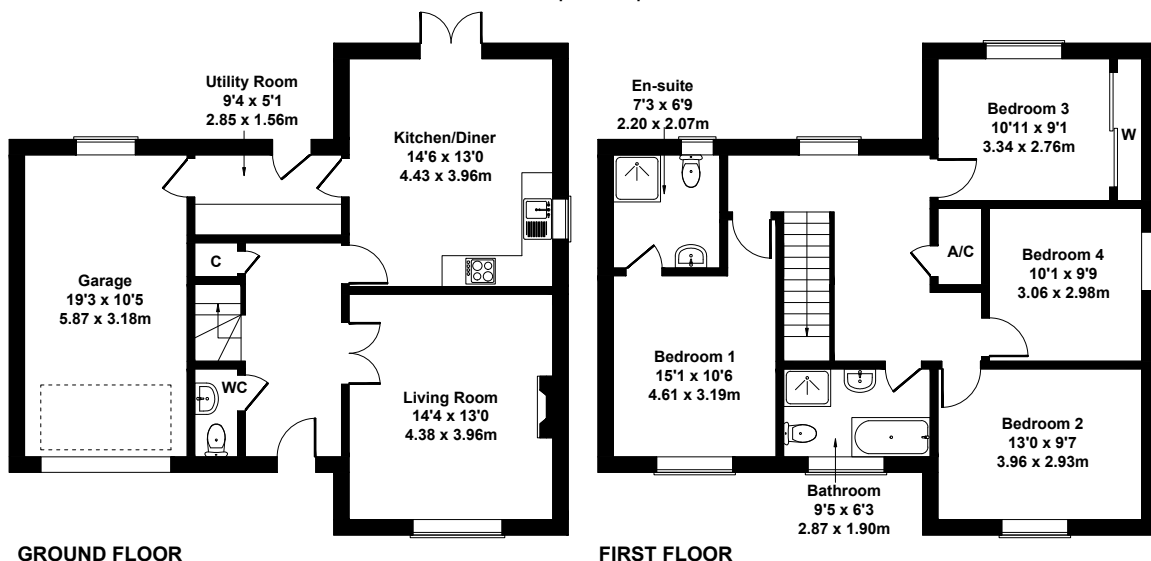
Outside

To the front is a private drive providing parking for two to three vehicles and a good size level lawn. There are 2 gates that give access to the rear of the property where there is a spacious enclosed and private garden



26 St Andrews Close

Approximate Gross Internal Area
1561 sq ft - 145 sq m



Not to Scale. Produced by The Plan Portal 2026
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Location

Situated in the popular village of Sutcombe approximately 5.8 miles from the market town of Holsworthy, 13 miles from Bude and approximately 22 miles from Okehampton and the A30 corridor. Bideford is 15 miles away and Barnstaple, 23 miles distant. The village itself is quietly tucked away from the hustle and bustle of every day life, with pleasant country walks from the doorstep and a vibrant community.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Private drive and garage
- Not Listed
- Heating: Oil central heating
- Utilities: Mains electric, water and drainage
- Restrictions: Yes - but not specifically listed on land registry copy
- Easements, Wayleaves: Yes - Services and utilities
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (70)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: ADSL *Per Ofcom
- Mobile Signal: Variable to good. *Per Ofcom
- Not suitable for wheelchair users.

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VIEWING:

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