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GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.

TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Bed Cottage - Semi

Myrtle Cottage Westleigh, Bideford, Devon, EX39 4NL

Offers In Excess Of

£400,000

- No Onward Chain
- 2 Reception Rooms
- Sunny Garden
- Fully Renovated Throughout
- PVC Double Glazing
- Internal Inspection a Must!
- Garage And Parking
- Gas Fired Central Heating

Directions

From Bideford Quay, depart in a northerly direction, leaving the town. At Heywood Roundabout, turn right and cross Torridge Bridge. Immediately after crossing the bridge, bear left and continue to the roundabout, where you should turn right. Take the next right turn, signposted Westleigh, and proceed into the village. Take the first left and continue for a short distance, where Myrtle Cottage is situated on the left-hand side, identified by a nameplate and a For Sale board.

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

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Overview

Myrtle Cottage is centrally situated within this highly sought-after Torridgeside village and comprises a semi-detached property that successfully blends character features with modern-day amenities. The two-storey accommodation benefits from uPVC double glazing and gas-fired radiator central heating and is beautifully presented throughout, as an internal inspection will reveal, having been the subject of an extensive programme of renovation and refurbishment. The adaptable accommodation is considered ideally suited to provide a comfortable family home, and an early viewing is highly recommended to avoid disappointment.

Briefly, the accommodation comprises a warm and welcoming entrance hall with a staircase rising to the first floor, leading through to the sitting room, which features an attractive inglenook fireplace housing a gas-fired wood-burning-style stove. Beyond this is the dining room, which enjoys open access to the kitchen/breakfast room, fitted with an excellent range of units providing ample storage, integrated appliances, and uPVC doors opening onto the garden. Leading off the kitchen is a useful utility/WC, with space and plumbing for laundry appliances, together with the gas-fired boiler serving the domestic hot water and central heating systems. A study/bedroom four, accessed from the dining room, completes the ground floor accommodation.

On the first floor are three double bedrooms, each benefiting from fitted wardrobes. The principal bedroom enjoys the advantage of an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom fitted with a three-piece suite.

The enclosed gardens lie to the front and side of the cottage and enjoy a sunny southerly aspect. They are predominantly laid to lawn, providing an attractive outdoor space. The property also benefits from a single garage with an up-and-over door, together with additional off-road parking to the front. Further unrestricted on-road parking is available just a short walk away.

Services

Type your text here

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

Outside

Westleigh is a highly sought-after North Devon village, situated close to the River Torridge and comprising approximately 50 homes, together with the popular Westleigh Inn, village hall, and church. The nearby Tarka Trail, just a short walk away, offers miles of scenic walking and cycling routes and leads to the neighbouring coastal village of Instow, renowned for its sandy beach and excellent range of local amenities.

A regular bus service operates nearby, providing convenient access to the working port and market town of Bideford, which offers a comprehensive range of shopping, educational, and recreational facilities. The service also connects to Barnstaple, North Devon's regional centre, situated on the banks of the Rivers Taw and Yeo, where a wide range of shopping, business, commercial, and leisure amenities can be found.

AGENTS NOTE - The vendors advise ' Myrtle Cottage has the benefit of a new double extension and refurbishment, all to building regs standard. This has involved a new roof/new windows and doors/new gas boiler and heating system. Complete rewiring including the garage - which is now suitable for electric car recharging .The cottage is a unique mixture of an old cottage with up to date amenities.'

Room list:

Entrance Hall

Sitting Room
4.11m x 3.25m (13'6" x 10'8")

Dining Room
6.10m maximum x 2.13m (20' maximum x 7')

Kitchen/Breakfast Room
5.23m x 3.15m maximum (17'2" x 10'4" maximum)

Utility Room/WC
1.75m x 1.65m (5'9" x 5'5")

Study/Bedroom 4
4.50m x 1.83m (14'9" x 6')

Master Bedroom
3.25m x 3.25m (10'8" x 10'8")

En-suite

Bedroom 2
4.19m x 2.44m (13'9" x 8')

Bedroom 3
3.25m x 2.36m (10'8" x 7'9")

Family Bathroom
2.39m x 1.93m (7'10" x 6'4")