Bond Oxborough Phillips

The key to moving home

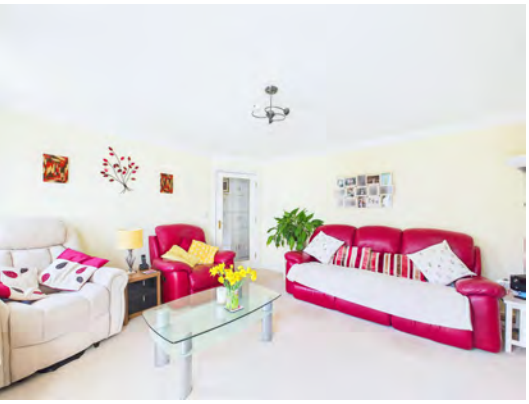
9 The Meadows
Northlew
EX20 3PY

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



Guide Price - £295,000







9 The Meadows, Northlew, EX20 3PY.

A well-presented detached residence, boasting three bedrooms, practical shower room and well-tended gardens, all whilst being dispersed over just one level...

- Detached Three Bedroom Bungalow
- Sought After Village Location
- Bright And Spacious Living Room
- Principal Bedroom With En Suite
- Versatile Third Bedroom Or Study
- Modern Fitted Kitchen
- Updated Walk In Shower Room
- Attractive Enclosed Rear Garden
- Summerhouse And Garden Storage
- Driveway Parking For Multiple Vehicles
- Garage With Power And Lighting
- Council Tax Band - D
- EPC - C







Enjoying a peaceful position within the sought after village of Northlew, Number 9 presents an excellent opportunity to acquire a well presented detached bungalow offering comfortable single level living, attractive gardens and a welcoming village setting. Surrounded by unspoilt Devon countryside, the property provides a lifestyle well suited to those seeking space, practicality and access to the outdoors, with both Dartmoor National Park and the North Devon coastline within convenient reach for scenic walks and coastal adventures.

Approaching the property, the attractive stonework frontage immediately creates a strong first impression, complemented by a neatly maintained front garden and a private driveway providing convenient off road parking for multiple vehicles. The overall sense of care and presentation continues once inside, where a bright and welcoming entrance hall sets the tone for the rest of the home, benefitting from a pleasant level of natural light and a neutral decorative theme.

Bedrooms one and two are positioned towards the front of the bungalow and both offer comfortable double bedroom accommodation with ample space for furnishings. The principal bedroom benefits from the added convenience of its own en suite shower room, creating a practical and private space for everyday use. Centrally located within the home is the updated shower room, thoughtfully designed with a walk in shower and a predominantly tiled finish. Additional storage is provided by a generously sized airing cupboard within the hallway, while the loft space above offers further useful storage potential.

Moving towards the rear of the property, bedroom three offers flexible accommodation and is currently arranged as a further double bedroom, although it could equally function as a comfortable home office, hobby room or separate dining room. The kitchen has been updated over time and now offers a range of fitted units, integrated appliances and generous worktop space, creating a practical and well arranged cooking environment.

The living room is a particularly appealing feature of the home, providing generous floor space for a range of furnishings while maintaining a comfortable and sociable atmosphere. Patio doors open directly onto the enclosed rear garden, creating an easy connection between the indoor and outdoor living spaces.

The gardens have been well maintained and enjoy a pleasant easterly orientation, incorporating lawn and patio areas along with useful storage and a summerhouse that provides an ideal place to relax during the warmer months.

Alongside the driveway, the recessed garage offers further parking or storage potential and houses the oil fired boiler, also benefitting from power and lighting.

Changing Lifestyles

Northlew is a charming village nestled in the heart of Devon, with a rich history and strong community spirit. Located near the town of Okehampton, it offers a quiet and scenic rural setting, making it a great location for those seeking peace and tranquillity. The village is renowned for its traditional character, including the notable St Thomas of Canterbury Church, which features a magnificent rood screen. Northlew is also associated with a local legend, which suggests the Devil met his demise here due to the cold—a story that adds a unique element to the village's character.

The community in Northlew is tight-knit, with active local clubs and events, including the village's efforts to preserve its historic telephone box and the impressive memorial to its fallen soldiers from the First World War. This memorial includes a world record-breaking avenue of poppies, making it a poignant feature of the area.

For those who appreciate a village with history, folklore, and a close community, Northlew offers a peaceful and attractive setting.











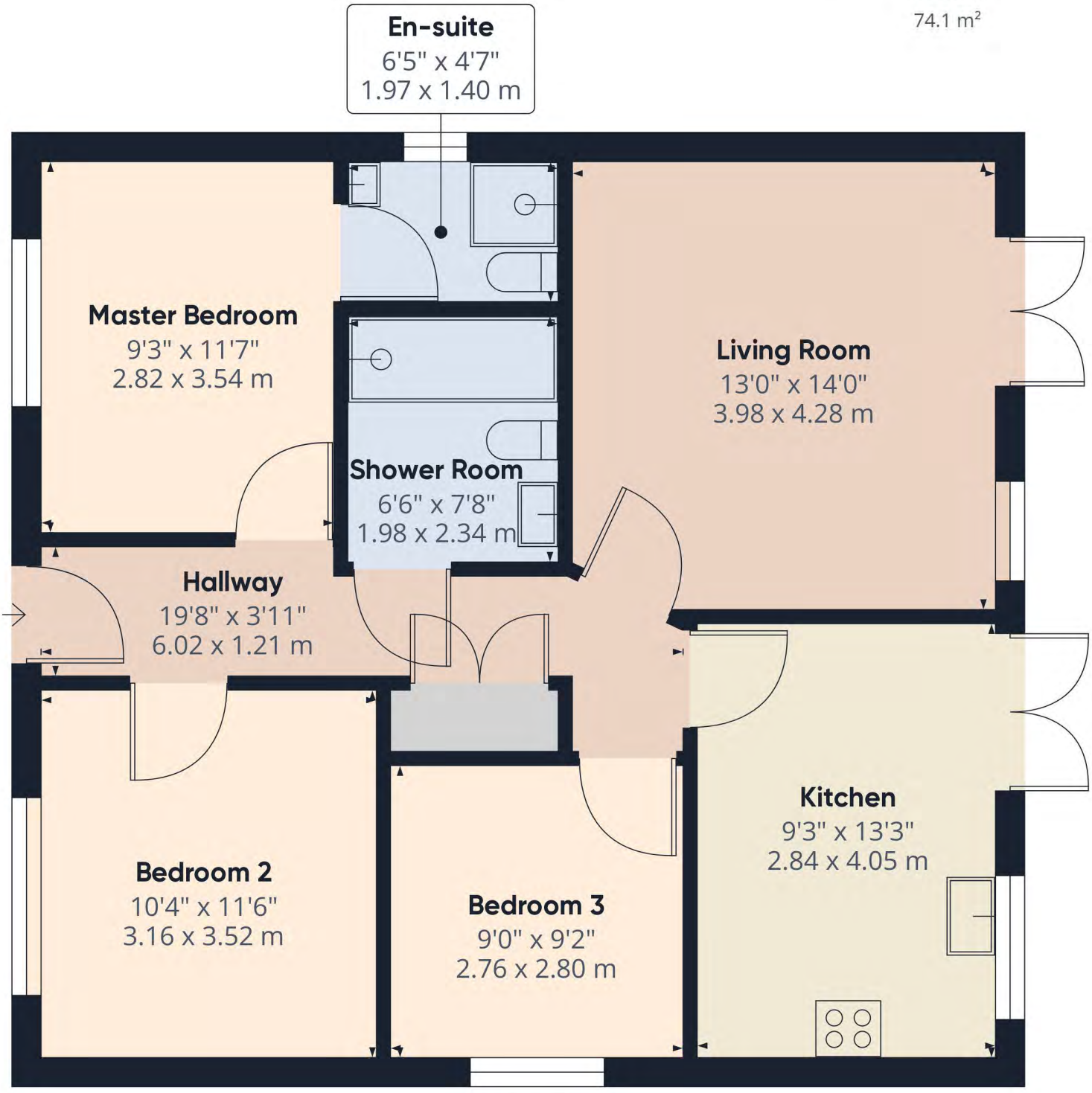
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

Approximate total area(1)

797.62 ft²

74.1 m²



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Please let us know how we are doing;

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.