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Changing Lifestyles

1 Church Lane
Swimbridge
Barnstaple
Devon
EX32 0PW

Guide Price: £300,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

1 Church Lane, Swimbridge, Barnstaple, Devon, EX32 0PW



- Prime Village Location Cottage
 - No onward chain
- Charming Lounge with Feature Fireplace
- Well-proportioned Kitchen/Diner
 - Inviting Snug
 - 2x Stylish Bathrooms
- Well-Proportioned Bedrooms
 - Private Suntrap Courtyard
- Additional Storage & Side Access



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Overview

This beautifully presented three-bedroom semi-detached cottage is situated in the highly sought-after village of Swimbridge and is offered with no onward chain. Combining period charm with modern convenience, the home is tastefully decorated throughout. The inviting lounge features a stunning fireplace and fitted shutters, enhancing its cozy ambiance. The well-proportioned kitchen/diner is well-equipped with a range cooker, ample floor and wall units, and under-counter space with plumbing for white goods, there are also separate integrated fridge and freezer. At the rear of the ground floor, a charming snug provides a perfect retreat, with large French doors opening onto the low-maintenance courtyard. Adjacent to the snug, the stylish downstairs bathroom boasts a contemporary three-piece suite with a shower over the bath, a Velux roof light, and a built-in storage cupboard housing the hot water tank.

Upstairs, the generous principal bedroom enjoys picturesque views over the village square and church, framed by elegant shutters. The second bedroom is another well-proportioned double with the same delightful outlook, while the third bedroom serves as a versatile single or home office, complete with a storage cupboard over the stairs. A modern shower room, fitted with a three-piece suite including a corner cubicle shower, WC, and hand basin, completes the first floor.

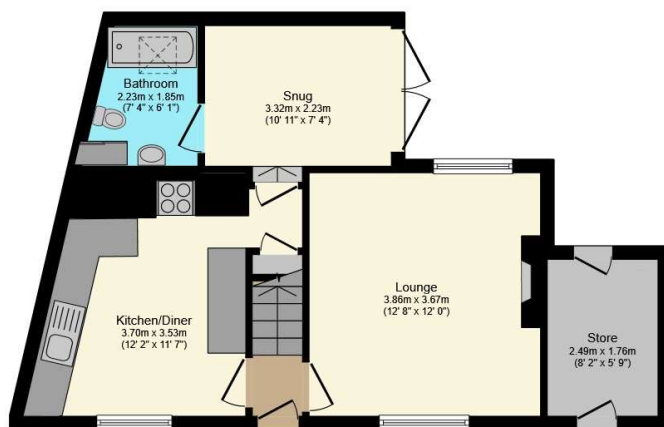
Outside, the private suntrap courtyard benefits from a desirable southerly aspect, making it a perfect space for alfresco dining. A stone-built lean-to provides convenient side access, housing the boiler and additional dry storage. This charming home offers a rare opportunity to enjoy village living in a well-appointed setting.

Agent Note –

The property has no allocated parking but on street is within very close proximity.

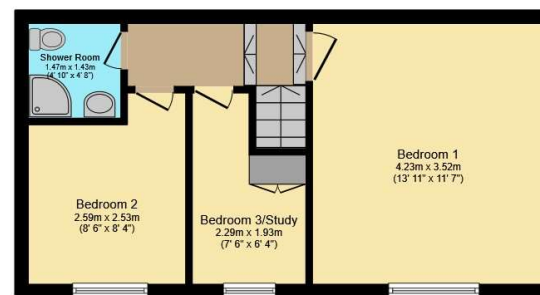
The cottage is not listed but is within the conservation area of Swimbridge

Council Tax – Band B – North Devon



Ground Floor

Floor area 41.0 sq.m. (442 sq.ft.)



First Floor

Floor area 33.8 sq.m. (364 sq.ft.)

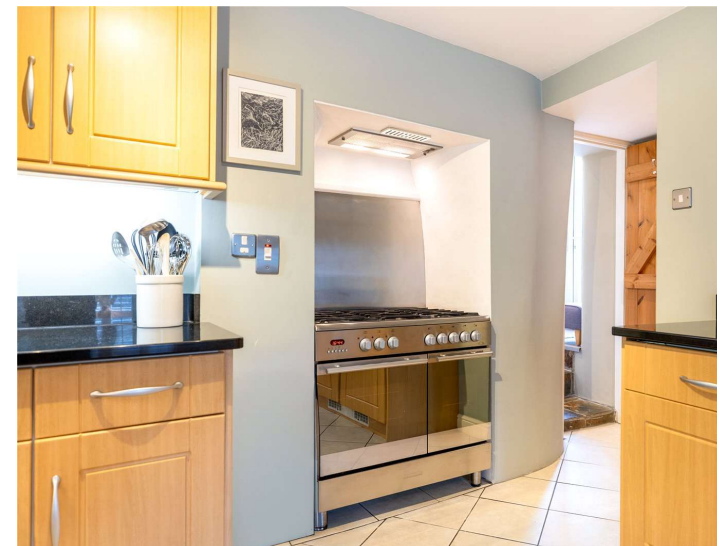
TOTAL: 74.8 sq.m. (805 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Area Information

The charming village of Swimbridge is nestled in rolling North Devon countryside conveniently located between the market town of South Molton and regional centre of Barnstaple.

Local services and amenities include an excellent village primary and pre-school, an historic parish church hosting a twice weekly post office service, a village hall and the well-known Jack Russell public house.

A regular bus service runs between South Molton and Barnstaple.

Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/> - daydreams.shiver.character

From Barnstaple town centre proceed along Alexandra Road following directions towards Landkey/Swimbridge/South Molton and the A361. At the Landkey roundabout, take the second exit proceeding through the village of Landkey and onto the village of Swimbridge. Passing the village square take the next lefthand turning into Church Lane, the property will be located towards the end of the lane on the right hand side. Unrestricted parking can be found along this road and an agent will meet you outside the property.

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 receive a referral fee between £50-£300 depending on the company and 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 available 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.

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Devon

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	