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Changing Lifestyles

10 Auction Way
Woolsery
Bideford
Devon
EX39 5TP

Asking Price: £290,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

10 Auction Way, Woolsery, Bideford, Devon, EX39 5TP

A DELIGHTFUL LINK-DETACHED HOUSE



- 3 Bedrooms
- Spacious, open-plan Kitchen / Diner
- Cosy Lounge
- Ground floor Cloakroom & First Floor Wet Room
- Useful Utility Room created from the rear of the garage
- Fully enclosed, low-maintenance rear garden
 - Quiet cul-de-sac location
- Close to pub, village shop, chip shop & school



Woolfardisworthy is known as the village with two names and lies inland approximately 600 feet above sea level. The country lanes are narrow and wind upwards and onwards through steep banked hedgerows. As you come down into Woolfardisworthy you can see the medieval tower of All Hallows Church on the skyline. Famous for its annual fair, it's a really nice community that has earned its nickname as 'the friendly village' effortlessly. The village has an excellent school, shop, community hall, & listed thatched roofed inn that has been completely refurbished. It's also close to the South West Coast Path for endlessly beautiful walks.



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Welcome to this delightful 3 Bedroom link-detached house tucked away in a peaceful cul-de-sac in the charming and highly sought after village of Woolsery. Just a short stroll from the village centre, the property benefits from convenient access to local amenities including a renowned gastro pub, a quaint village store, a popular fish and chip shop and a well-regarded primary school.

The home offers driveway parking as well as an Integrated Garage, cleverly adapted to provide useful storage at the front, with the rear portion thoughtfully converted into a practical utility room.

Upon entering, you'll immediately notice the generous accommodation set over 2 floors, beginning with a charming Lounge that is ideal for cosy nights in. A standout feature of the property is the spacious, open-plan Kitchen / Diner, designed perfectly for modern living, cooking, dining and socialising, complete with room for appliances including a washing machine, cooker and undercounter fridge. The oil fired boiler is conveniently housed within this area, and additional appliance space is available in the adjoining Utility Room. The Ground Floor also benefits from a convenient Cloakroom.

Upstairs, the house comprises 3 well-proportioned Bedrooms, each with fitted storage solutions, ensuring comfortable and tidy living spaces. Completing the First Floor is a Wet Room.

Outside, the rear garden is a fully enclosed, low-maintenance area arranged over 2 levels, boasting an array of mature plants and shrubs.

This well-priced home represents an outstanding opportunity to settle in the thriving community of Woolsery - contact us today to arrange your viewing.

Council Tax Band

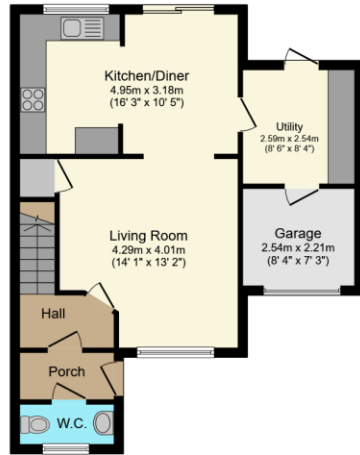
C - Torridge District Council



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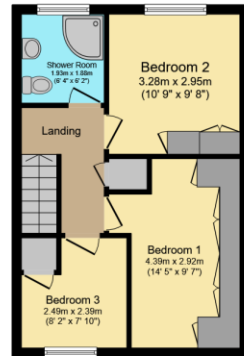
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Ground Floor

Floor area 55.1 sq.m. (593 sq.ft.)



First Floor

Floor area 37.5 sq.m. (403 sq.ft.)

TOTAL: 92.6 sq.m. (997 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed towards Northam turning left onto the A39 North Devon Link Road signposted Bude. Continue to Bucks Cross turning left signposted Woolfardisworthy and follow this road into the centre of the village. At the crossroads, with the Primary School directly in front of you, turn right and take the second left hand turning into Auction Way. Number 10 will be found on your right hand side clearly displaying a numberplate.

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 & 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.

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