



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Watergate  
Swimbridge  
Barnstaple  
Devon  
EX32 0PR

**Guide Price: £275,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

4 Watergate, Swimbridge, Barnstaple, Devon, EX32 OPR

## A CHARMING SEMI-DETACHED COTTAGE



- 2-3 Bedrooms
- Beautifully decorated throughout
- Inviting Lounge with striking fireplace
  - Well-appointed Kitchen
  - Bright & airy Dining Room
  - Spacious Shower Room
- Charming, low-maintenance, sun-trap gravelled garden
- Offering a delightful blend of period charm & modern touches
- This characterful home offers a wonderful opportunity for those seeking a tranquil yet well-connected lifestyle



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.

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## Changing Lifestyles

Nestled in the highly sought after village of Swimbridge, this charming 2-3 Bedroom semi-detached cottage offers a perfect blend of character and modern comfort.

Beautifully decorated throughout, the inviting Lounge features a striking fireplace and fitted window shutters that enhance its cosy atmosphere, with access to both the porch and staircase leading to the First Floor. The well-appointed Kitchen boasts wall and floor units with a slate worktop, a Belfast sink, a gas range cooker with an extractor above, an integrated fridge / freezer and a slimline dishwasher, along with space and plumbing for a washing machine. A bright and airy Dining Room provides ample storage, a front-facing window, and an additional entrance door, allowing natural light to flood in. There is also an Entrance Porch with a UPVC double glazed front door and a window overlooking the village square.

The First Floor offers a spacious Shower Room which is fitted with a 3-piece suite, including a walk-in shower enclosure, WC and hand wash basin, together with a large storage cupboard that could be removed to accommodate a bath, if desired. The generous Main Bedroom benefits from access to a walk-in dressing area, which could also serve as a third bedroom or nursery. The second Bedroom is equally spacious and features a walk-in wardrobe or dressing area.

Outside, the property enjoys a charming, low-maintenance gravelled area that serves as a delightful suntrap - ideal for a table and chairs along with space for potted plants. An outdoor tap adds further practicality to this delightful space.

With its blend of period charm, modern touches, and an enviable village setting, this characterful home offers a wonderful opportunity for those seeking a tranquil yet well-connected lifestyle.

### Council Tax Band

B with Improvement Indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

### Agent Notes

The garden is located to the rear of the property and has a public footpath running alongside it.

This is a Flying Freehold property (part of the property with the flying freehold either overhangs or lies beneath another person's property). In this case - it is located in the Bathroom and is the size of the storage cupboard.



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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Ground Floor

Floor area 41.1 sq.m. (443 sq.ft.)

First Floor

Floor area 50.9 sq.m. (548 sq.ft.)

Total floor area: 92.1 sq.m. (991 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 inspector(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



EPC TO FOLLOW

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/grounded.inspector.slouched>

From Barnstaple Town Centre proceed along Alexandra Road following directions towards Landkey / Swimbridge / South Molton / 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, continue through the village passing the Jack Russell Pub on your right hand side then turn left onto the High Street leading into Watergate. Continue towards the end of this road to where the property will be found a short distance on your left hand side. Unrestricted parking can be found along Church Lane or the main 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 & 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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