



Bond
Oxborough
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Changing Lifestyles

Kingswood Cottage
Bydown
Swimbridge
Barnstaple
Devon
EX32 0QB

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Kingswood Cottage, Bydown, Swimbridge, Barnstaple, Devon, EX32 0QB

A LOVELY COTTAGE FULL OF CHARACTER & CHARM

- 2 Bedrooms
- Bright & practical Kitchen
- Spacious Lounge / Diner with wood burning stove
 - Utility area
 - Upstairs Bathroom
- Front courtyard garden & communal parking
- Separate, private, fully enclosed garden - a great space to relax or grow your own veg with off-road parking for 2-3 cars
- This cottage is perfect if you're after a peaceful, countryside lifestyle



Bydown is a favoured hamlet, close to the popular village of Swimbridge, which offers church, primary school and popular public house / restaurant.

The larger village of Landkey lies about 2.5 miles away, and offers more extensive amenities as well as access to the North Devon Link Road, which leads through to Junction 27 of the M5, part of the National Motorway Network.

Barnstaple is about 5 miles, and located on the banks of the Rivers Taw and Yeo, and is North Devon's regional centre, housing the area's main business, commercial, leisure and shopping venues. Exmoor and North Devon's famous coastline, offering excellent safe, sandy, surfing beaches are all easily accessible.



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Set in the quiet little hamlet of Bydown, this lovely 2 Bedroom cottage is full of character and charm, offering a cosy home with a touch of modern comfort.

Inside, you'll find a bright and practical Kitchen with plenty of cupboard space, a sink and built-in appliances - ideal for everyday cooking. The spacious Lounge / Diner is a real highlight, with a wood burning stove set into a fireplace that makes it a warm and welcoming spot to unwind or host a few friends. A small connecting section houses the utility area, an ideal covered space for a washing machine and dryer as well as dry storage.

Upstairs, there are 2 good size double Bedrooms, with the Main Bedroom offering plenty of space for free standing furniture. The Bathroom includes a simple, well-presented 3-piece suite.

Out front, there is a courtyard and access to communal parking. Just a short walk (around 200 metres down the road) you'll find a private garden that's fully enclosed. It's a great space to relax or grow your own veg, with a lawn, patio area and even off-road parking for 2-3 cars behind a secure gate.

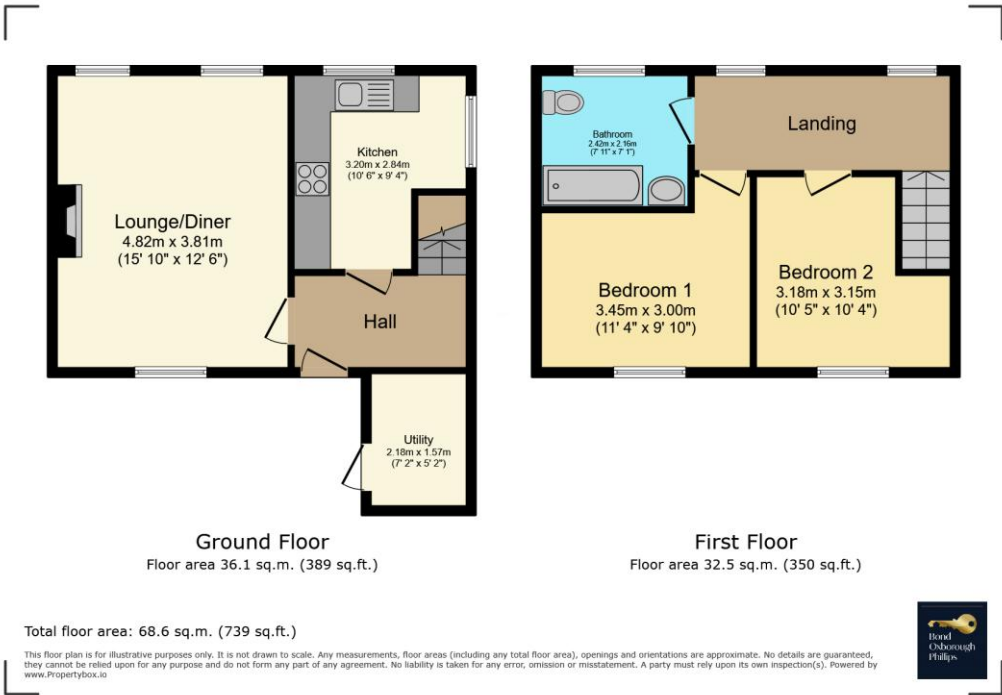
This cottage is perfect if you're after a peaceful, countryside lifestyle with just the right mix of charm and practicality.

Council Tax Band

B - North Devon Council



Kingswood Cottage, Bydown, Swimbridge, Barnstaple, Devon, EX32 0QB



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Directions

Head into the village of Landkey and continue straight through to Swimbridge, passing the Jack Russell pub on your right hand side. Follow the road out of the village and up the hill for about three quarters of a mile. When the road flattens at Kerscott Junction (signposted Bydown), turn right and keep to the right hand lane. Continue for around half a mile until you reach Kingswood Garden. Turn left after about 20 yards and the property will be on your left hand side.

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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