



Bond
Oxborough
Phillips

Changing Lifestyles

38 Old Market Drive
Woolsery
Bideford
Devon
EX39 5QF

Asking Price: £300,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

38 Old Market Drive, Woolsery, Bideford, Devon, EX39 5QF

A CHARMING FAMILY HOME ENJOYING STUNNING COUNTRYSIDE VIEWS

- 4 Bedrooms (1 En-suite)
- 2 Reception Rooms
- Well-equipped Kitchen
- Fully enclosed rear garden & allocated parking
- Nestled in a tranquil cul-de-sac
- We highly recommend a viewing to fully appreciate the warmth & appeal of this inviting home



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.



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

38 Old Market Drive, Woolsery, Bideford, Devon, EX39 5QF

Welcome to this charming 4 Bedroom family home, ideally located in the thriving village of Woolsery. Nestled in a tranquil cul-de-sac, this spacious abode boasts stunning countryside views and a fully enclosed rear garden, complete with a storage shed and allocated parking.

Offering 2 expansive living areas to cater to diverse family interests and a well-equipped Kitchen, this property is presented to a high standard throughout. With 4 impressive Bedrooms, including an En-suite to the main, this residence is a perfect blend of comfort and functionality.

We highly recommend a viewing to fully appreciate the warmth and appeal of this inviting home.

Entrance Porch

A lovely Entrance Porch with composite door to property front. Tile effect flooring. Glazed door to Entrance Hall.

Entrance Hall

Carpeted stairs to First Floor. Fitted carpet, electric radiator.

Kitchen - 7'11" x 10'1" (2.41m x 3.07m)

UPVC double glazed window to property front. Equipped with a range of eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and inset 1.5 bowl sink and drainer with mixer tap over. Space for electric cooker

with extractor canopy over. Space and plumbing for washing machine. Wall mounted electric heater, tile effect flooring.

Dining Room - 14'10" x 13' (4.52m x 3.96m)

A lovely spacious room with ample space for dining and lounging. Door to understairs storage cupboard. Fitted carpet, electric radiator. UPVC double glazed window and door to garden.

Living Room - 14' x 11'11" (4.27m x 3.63m)

Again, another great size room with UPVC double glazed window to property front and UPVC double glazed sliding doors to garden. Fitted carpet, 2 radiators, TV point.

First Floor Landing

Door to over-stairs shelved airing cupboard. Hatch access to loft space.

Bedroom 1 - 13'6" (4.11m) maximum x 11'10" (3.6m) maximum including En-suite Shower Room

UPVC double glazed windows to property front and rear. Fitted carpet, electric radiator. Door to En-suite.

En-suite Shower Room

Close couple WC, pedestal wash hand basin and fully enclosed corner shower cubicle. Wall mounted electric heater, extractor fan, tile effect flooring. Obscure UPVC double glazed window.

Bedroom 2 - 8'8" x 12'9" (2.64m x 3.89m)

A spacious Bedroom with 2 UPVC double glazed windows enjoying countryside views. Door to built-in wardrobe. Fitted carpet, electric radiator.

Changing Lifestyles

Bedroom 3 - 9'4" x 10'5" (2.84m x 3.18m)

UPVC double glazed window to property front. Fitted carpet, electric radiator. Door to Bedroom 1.

Bedroom 4 - 5'11" x 9'8" (1.8m x 2.95m)

UPVC double glazed window enjoying countryside views. Fitted carpet, wall mounted electric heater.

Family Bathroom - 5'7" x 7'2" (1.7m x 2.18m)

Pedestal wash hand basin, close couple WC and bath with full wall tiling to area and electric shower over. Tile effect flooring, extractor fan, wall mounted electric heater. UPVC obscure double glazed window.

Outside

To the rear of the property is a fully enclosed, west-facing garden with patio and lawn - the whole is enclosed by timber fencing and a bank to the field beyond. There is an attractive, low-maintenance area housing a Storage Shed at the foot of the garden.

To the side of the house and in lieu of a Garage is a spacious and very useful lean-to Storage Shed.

To the front of the property is a useful, low-maintenance garden area with water tap.

Storage Shed - 12'6" x 7'1" (3.8m x 2.16m)

Door to property front and rear. Power connected.

Council Tax Band

B - Torridge District Council

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

38 Old Market Drive, Woolsery, Bideford, Devon, EX39 5QF



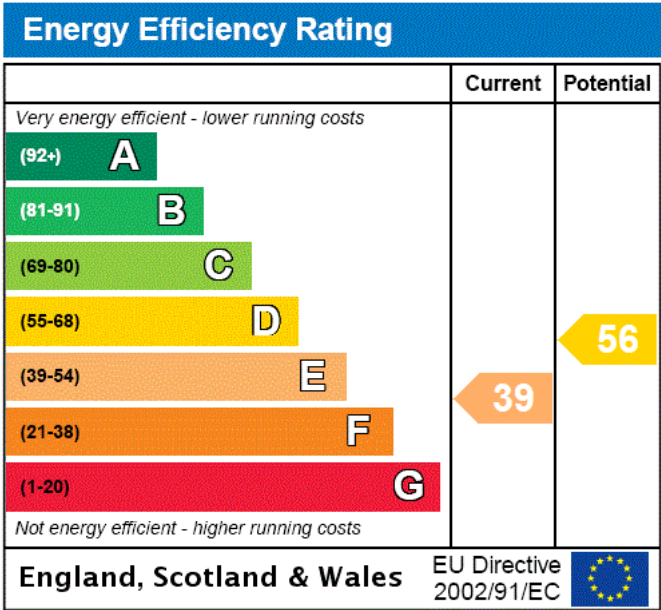
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, turn left onto the A39 North Devon Link Road signposted Bude. After approximately 7 miles, upon reaching Bucks Cross, turn left signposted Woolsery. Continue on this road into the village. At the 'T' junction turn right. Take the first left hand turning into Old Market Drive to where number 38 will be situated at the end of the cul-de-sac.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 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 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.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com