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Changing Lifestyles

5 Church View
Sutcombe
Holsworthy
Devon
EX22 7PR

Asking Price: £360,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

5 Church View, Sutcombe, Holsworthy, Devon, EX22 7PR



LOCATION

The residence is situated within the heart of the small village of Sutcombe which has a great community spirit, and well supported Village Hall. The neighbouring village of Bradworthy is just some 2.5 miles and offers a wider range of shops including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. The regional North Devon Centre of Barnstaple is some 25 miles and for those wishing to travel further afield, the Cathedral/University City of Exeter with its intercity rail and motorway links is some 40 miles.

- - 4 BEDROOMS (1 EN-SUITE)
- - DETACHED PROPERTY
- - STUNNING COUNTRYSIDE VIEWS
 - - OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - - INTEGRAL GARAGE
 - - NO ONWARD CHAIN
- - LOW COUNCIL TAX BAND (C)



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Overview

This 4 bedroom (1 ensuite) detached residence offers spacious and versatile accommodation throughout and is available with no onward chain! Furthermore, the property boasts a generous front garden in addition to off road parking for multiple vehicles. With wrap round access all around the residence, you can easily enter the rear garden where there are some beautiful countryside views which can be enjoyed by the multiple Al fresco dining areas. The EPC rating for the property is an E with a Council Tax Band B.

Entrance Hall - 4'10" x 3'3" (1.47m x 1m)
Entrance hall provides space for coats and shoes. Internal door through to living room.

Living Room - 14'11" x 12'10" (4.55m x 3.9m)
Spacious living room with centre piece log burner inset in stone work fire place. Stairs leading to first floor landing. Internal door through to kitchen. Window to front elevation.

Kitchen - 17'10" x 8'5" (5.44m x 2.57m)
A fitted kitchen comprising a range of base and wall mounted units with work surfaces over, an incorporated stainless steel sink drainer unit with mixer tap. Space for electric oven with extractor fan over. Access to integral garage. Window to rear elevation in addition to French

sliding door leading to rear garden. Internal door leads to living room.

Garage - 12'2" x 17' (3.7m x 5.18m)
Up and over vehicle entrance door with power and light also connected. Integral door through to kitchen as well as external door out to rear garden. Also access to downstairs W.C.

Downstairs W.C. - 6'8" x 2'11" (2.03m x 0.9m)
Wall mounted hand basin and low flush W.C. Window to rear elevation.

Upstairs Landing - 7'2" x 8' (2.18m x 2.44m)
Provides access to all 4 bedrooms and main bathroom. Built in storage cupboard.

Bedroom 1 - 12'2" x 14'2" (3.7m x 4.32m)
Spacious double bedroom with large built-in storage cupboard. Frosted window to side elevation as well as single French door and window to Juliet balcony at the front elevation.

Ensuite Shower Room - 12'1" x 3'9" (3.68m x 1.14m)
A fitted suite comprising bath with shower over, pedestal hand wash basin, low flush W.C. and wall mounted cupboards. Frosted window to side elevation and Velux skylight.

Bathroom - 7'2" x 5'6" (2.18m x 1.68m)
A fitted en-suite comprising a shower cubicle with mains fed overhead, vanity unit with inset hand basin, low flush W.C. and wall mounted towel rail. Window to rear elevation.

Bedroom 2 - 10'4" x 10'7" (3.15m x 3.23m)
Spacious double bedroom with window to rear elevation boasting some stunning, far reaching countryside views.
Bedroom 3 - 8'6" x 10'8" (2.6m x 3.25m)
Double bedroom with window to front elevation.

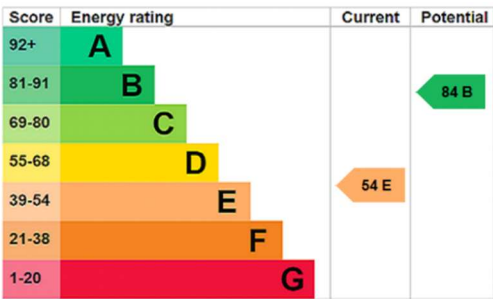
Bedroom 4 - 9'1" x 7'5" (2.77m x 2.26m)
Bedroom with window to front elevation.

Outside - The property offers a lovely enclosed rear garden which is boarded by wooden fencing either side and a range of mature bushes and trees to the rear. The rear garden is principally laid to lawn and additionally offers a couple of paved areas which provide the perfect spot for Al fresco dining. Surrounding the property are picturesque, far reaching countryside views.

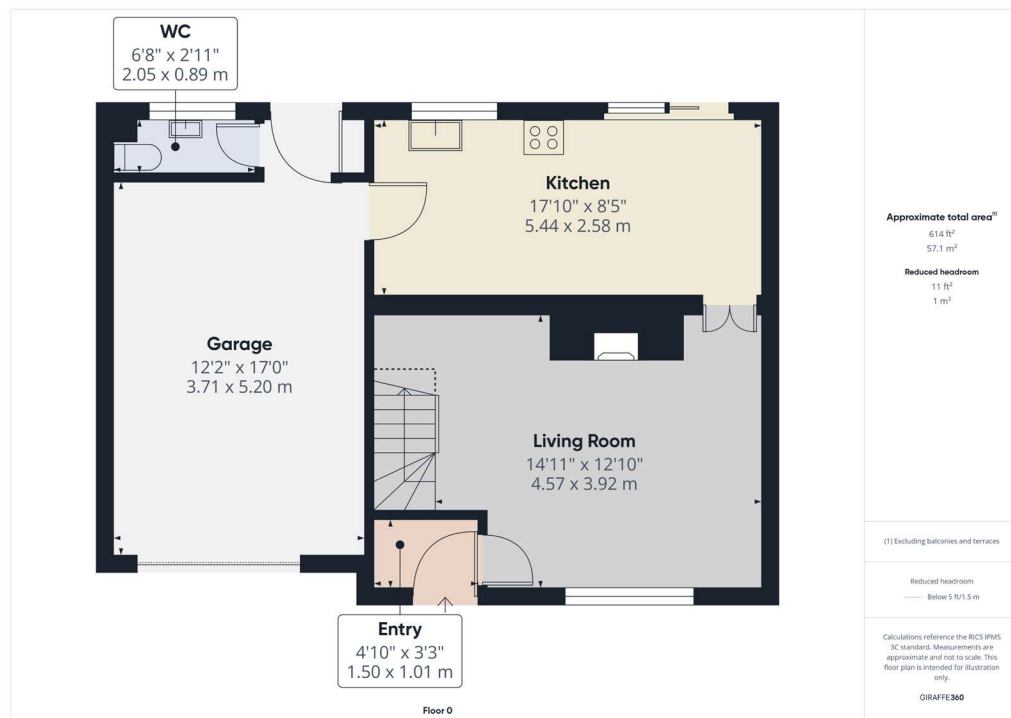
Services - Mains water, electricity and drainage.

EPC Rating - EPC Rating E (54) with the potential to be B (84). Valid until March 2028.

Council Tax Band - Band 'C' (please note this council band may be subject to reassessment).



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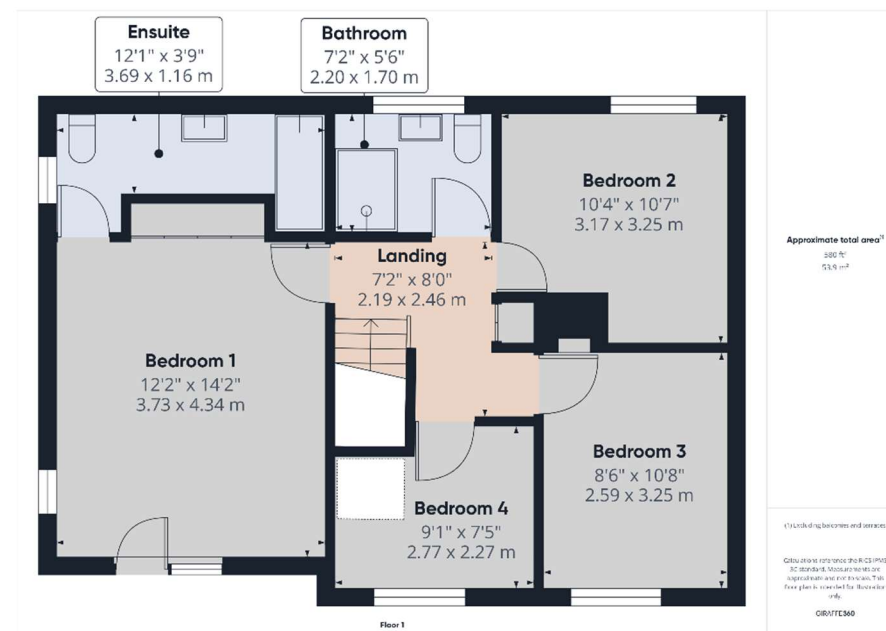


Directions

From Holsworthy proceed on the main A388 Bideford road for about 3 miles, and upon reaching Holsworthy Beacon turn left towards Sutcombe. Follow this country road towards the village and proceed up the hill into the village, by the memorial, take the right-hand turn, follow this road for a short distance and turn onto Church View. Number 5 is the first property on the left as you turn into the Cul-De-Sac.

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