

24 Orleigh Close
Buckland Brewer
Bideford
Devon
EX39 5NY

Offers In Excess Of: £170,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

24 Orleigh Close, Buckland Brewer, Bideford, Devon, EX39 5NY

- NO ONWARD CHAIN
- Two Bedrooms
- Open plan living
- Communal Parking
- Enclosed Garden
- Village location
- EPC: D
- Council Tax Band: B



Welcome to Orleigh Close, a charming two-bedroom semi-detached home nestled in the heart of the sought-after village of Buckland Brewer, offering an ideal opportunity for first-time buyers or those seeking a delightful family starter home.

This spacious property features a generous open-plan lounge perfect for relaxing or entertaining, a well-equipped kitchen/diner ideal for hosting, and a large enclosed rear garden with lawn and patio perfect for children or outdoor gatherings alongside a sizable front garden and off-road communal parking. Upstairs, you'll find two well-proportioned bedrooms, with the primary room offering a fitted cupboard and peaceful views over the front garden, while the second bedroom overlooks the rear garden, making it an ideal space for a child's room, guest accommodation, or home office.

Located just steps from the village pub a beautiful thatched Grade II listed building residents can also enjoy the nearby community hall, shop, primary school, and church. Surrounded by the rolling hills of the North Devon countryside, Buckland Brewer is just six miles from Great Torrington and Bideford and offers endless opportunities for outdoor recreation, from the sandy beaches of the coast to scenic walks and cycle rides along the renowned Tarka Trail and peaceful strolls through RHS Garden Rosemoor.

Changing Lifestyles

01805 624 426
torrington@boproperty.com

24 Orleigh Close, Buckland Brewer, Bideford, Devon, EX39 5NY

Changing Lifestyles



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an accompanied viewing on this property.

The vendor informs us that the property is of brick construction under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

The property is serviced by mains electric, water and drainage. Heating is provided by electric heating.

Broadband: Super-fast speeds available up to 80 mbps. (Information taken from Ofcom checker)

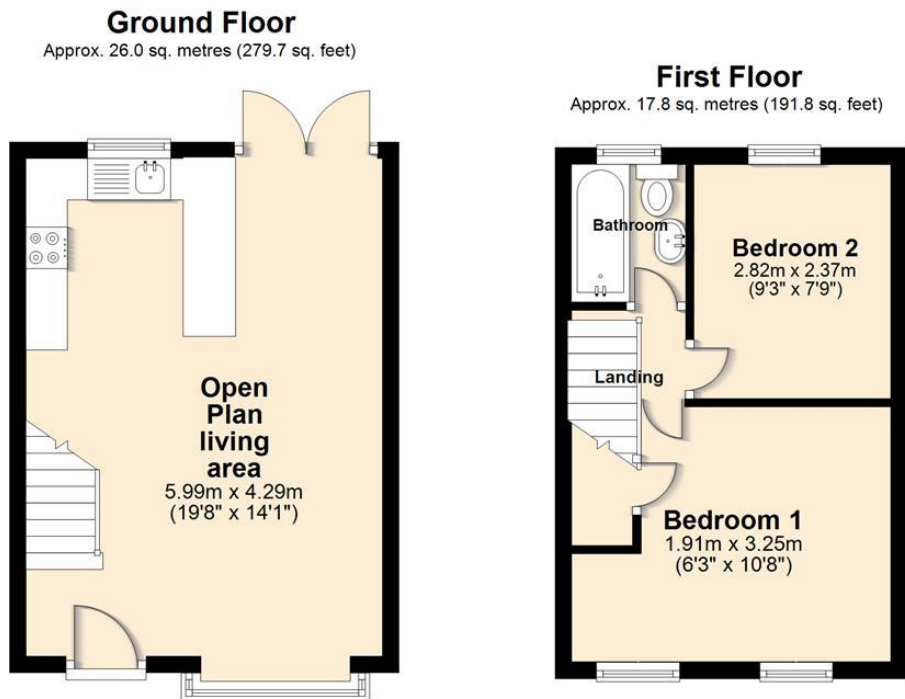
Mobile phone: See Ofcom checker for further information. <https://www.ofcom.org.uk/mobile-coverage-checker>

Changing Lifestyles

01805 624 426
torrington@boproperty.com

24 Orleigh Close, Buckland Brewer, Bideford, Devon, EX39 5NY

Floorplan & EPC



Total area: approx. 43.8 sq. metres (471.5 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Torrington take the A386 towards Bideford, after passing the Puffing Billy on your right hand side turn left at the former Toll House signposted Frithelstock, continue for a short distance turning right signposted Monkleigh, continue for a short time bearing left, proceed along this road until reaching Catsborough Cross. Upon reaching these crossroads continue straight across towards Buckland Brewer, continue on this road going over a small bridge until reaching the village, proceed through the village passing the Coach and Horses Public House and turn right into Orleigh Close. Continue straight down, the house is accessed by pedestrian foot path to the left.

What3Words - ///restore.completed.culling

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

01805 624 426
torrington@boproperty.com