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Changing Lifestyles

2 Tower View
Buckland Brewer
Bideford
Devon
EX39 5NS

Asking Price: £425,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

2 Tower View, Buckland Brewer, Bideford, Devon, EX39 5NS

A BEAUTIFULLY PRESENTED SEMI-DETACHED HOME



- 4 Bedrooms (1 En-suite)
- Spacious Kitchen with stylish cabinetry
 - Adjoining Dining Room
- Stunning Sun Room extension with solid roof & walls
- Breathtaking countryside views help this home really stand out as something quite special
- Beautifully maintained garden, enclosed for privacy & designed for ease of care
- Owned solar panels, underfloor heating & air source heat pump
- This property is ideal for those seeking a peaceful rural setting within easy reach of Bideford & the North Devon coast



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Overview

Set between the sought after villages of Buckland Brewer and Stibb Cross, this beautifully presented 4 Bedroom semi-detached home offers an impressive combination of modern efficiency, generous living space and a bright, welcoming atmosphere throughout. Thoughtfully extended and carefully maintained, the property is ideal for families or those seeking a peaceful rural setting within easy reach of Bideford and the North Devon coast.

The heart of the home is the spacious Kitchen, finished in a warm, contemporary style and featuring ample work surfaces and stylish cabinetry. The adjoining Dining Room creates a wonderful space for family gatherings and entertaining, with direct access into the stunning Sun Room extension. With its modern skylights, this light-filled addition makes the most of the open rural setting, while its solid roof and walls ensure year-round comfort.

The breathtaking countryside views, framed over the kitchen sink, help this home really stand out as something quite special.

Upstairs, there are 4 well-proportioned Bedrooms (including a generous principal bedroom with En-suite Shower Room). The remaining bedrooms are served by a modern Family Bath/Shower Room, all finished to a high standard.

Externally, the home enjoys a beautifully maintained garden, enclosed for privacy and designed for ease of care, with a lower portion used as a veg patch by the current owners. The property also benefits from owned solar panels, underfloor heating and an air source heat pump - ensuring both comfort and excellent energy efficiency. A large driveway with a double garage provides excellent parking availability alone, with the addition of more parking for additional cars/guests opposite the property.

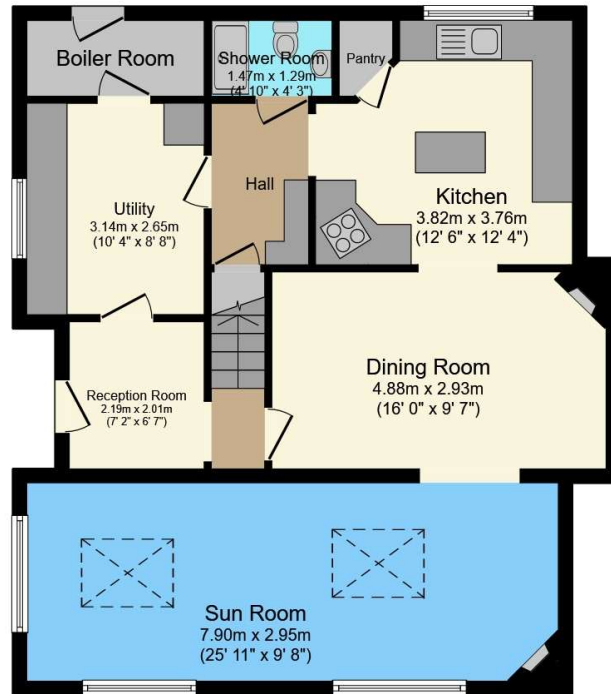
The setting combines rural tranquillity with convenience: Buckland Brewer's amenities are just minutes away, including a village shop, pub and primary school, while Bideford and Torrington are a short drive for a wider range of facilities.

A spacious, efficient and versatile family home in a peaceful village setting - 2 Tower View offers the perfect balance of countryside charm and modern comfort.

Council Tax Band

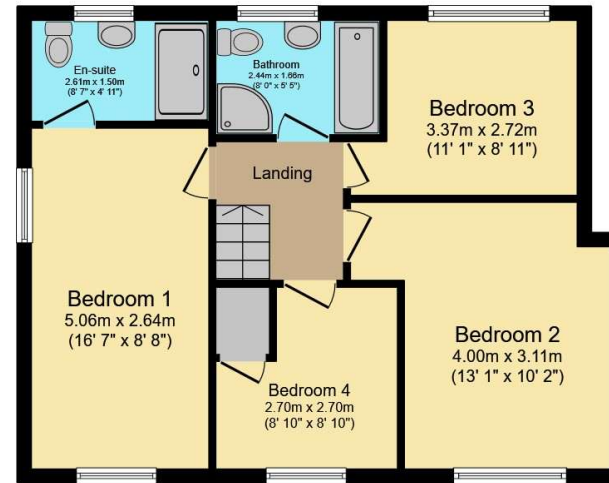
B with Improvement Indicator - Torridge District Council

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.



Ground Floor

Floor area 78.8 sq.m. (848 sq.ft.)



First Floor

Floor area 55.7 sq.m. (599 sq.ft.)

Total floor area: 134.4 sq.m. (1,447 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 inspection(s). Powered by www.Propertybox.io





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Area Information

Famous for being the hometown of Edward Capern, the poet postman, Buckland Brewer is one of North Devon's most beautiful villages. The village is surrounded by a diverse landscape of meadows, woodlands, moors and forestry plantations. The impressive tower of the Church of St. Mary (St. Benedict) is 75 ft. high and can be seen for miles around. It has a pub and village hall and it shares schools with Great Torrington and Bideford.

Close by, Great Torrington has RHS Rosemoor, Dartington Crystal and the brilliant Plough Arts Centre with its diverse programme of movies, craft classes, live bands and stand-up comedy.

Reasonable driving from the Atlantic Highway (A39), Buckland Brewer is well-served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

From Bideford Quay, proceed towards Great Torrington on the A386 and follow this road through Landcross until you reach the right turning onto the A388 towards Monkleigh/Holsworthy. Follow the road through Frithelstock as it bears hard to the right, and follow the road for a short while, taking a right turn towards Tithecott where the road forks. Follow this road for about a mile and a half to a T-Junction and turn left towards Stibb Cross. 2 Tower View will be on your right hand side in about a mile.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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the team at Bond Oxborough
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

