



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

32 Old Market Drive  
Woolsery  
Bideford  
Devon  
EX39 5QF

**Asking Price: £225,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**



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

## A SPACIOUS END-OF-TERRACE HOME REQUIRING SOME IMPROVEMENT



- 3 Bedrooms

- Generous, open-plan Living / Dining Room with French doors opening to the garden
  - Kitchen with fitted oven, hob, extractor & appliance space
- Large enclosed rear & side garden backing onto open fields
  - Communal parking bays
  - No onward chain
- Thriving village with new shop, gastropub & renowned fish & chip shop



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## Changing Lifestyles

Situated in the heart of the popular and increasingly up-and-coming village of Woolsery, this spacious 3 Bedroom end-of-terrace home offers an excellent opportunity in a location that continues to grow in desirability. The property enjoys a particularly extensive and fully enclosed lawned rear garden which extends around to the side, providing an impressive amount of outdoor space for keen gardeners or families with children. Beyond the garden lie open fields, ensuring a peaceful village setting and a lovely sense of privacy.

Woolsery, itself, has benefited from significant recent investment and now boasts a superb new village shop, a highly regarded gastropub and an outstanding fish and chip shop, with further development ongoing. It is a village very much on the rise and an increasingly sought-after place to live.

Number 32 Old Market Drive is offered to the market with no onward chain, adding convenience for anyone looking for a straightforward move. Communal parking bays to the front further enhance practicality.

Inside, the house features a generous, open-plan Living / Dining Room with 2 windows providing natural light and French doors opening directly onto the rear garden. The Kitchen sits at the front of the property and includes a fitted oven and hob with an extractor above, space and plumbing for a washing machine and room for a fridge / freezer.

Upstairs, the landing gives access to an overstairs airing cupboard with slatted linen shelving and a hot water tank, as well as to the loft space. Bedrooms 1 and 2 are both well-proportioned, with bedroom 1 enjoying views across the countryside beyond. The third Bedroom is also a good size and benefits from similar rural outlooks. The Bathroom includes a bath, a WC and a wash hand basin.

This is a charming home with great potential and, while it would benefit from some works of improvement, it is well worth viewing for anyone seeking a spacious property in a thriving North Devon village.

### **Council Tax Band**

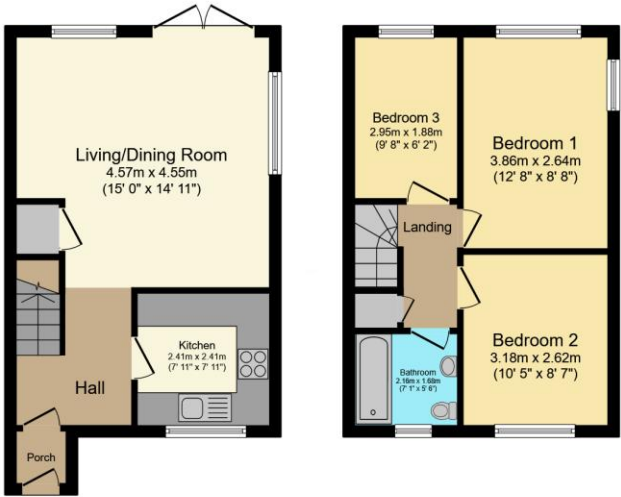
B - Torridge District Council

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Ground Floor  
Floor area 33.7 sq.m. (363 sq.ft.)

First Floor  
Floor area 32.7 sq.m. (352 sq.ft.)

Total floor area: 66.4 sq.m. (715 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.ie](http://www.Propertybox.ie)



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 32 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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.

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