



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Hannaford Lane  
Swimbridge  
Barnstaple  
Devon  
EX32 0PL

**Guide Price: £212,500 Freehold**



**Changing Lifestyles**

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



1 Hannaford Lane, Swimbridge, Barnstaple, Devon, EX32 0PL

## A CHARMING SEMI-DETACHED COTTAGE



- 2 Bedrooms

- Open-plan ground floor layout - perfect for modern living & entertaining
- Cosy Living Room with a striking fireplace & well-proportioned Kitchen with ample space for dining
- Neatly appointed 3-piece Shower Room
  - Convenient on-street parking
- With its central village location, period charm & practical layout, this is an appealing cottage with character & convenience in equal measure



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## Changing Lifestyles

**A charming and characterful 2 Bedroom cottage ideally positioned in the heart of the ever-popular village of Swimbridge. Offering an excellent opportunity for those seeking a low-maintenance home or a delightful additional residence in North Devon.**

**The property welcomes you into an open-plan ground floor arrangement, featuring a cosy Living Room where a striking fireplace provides a beautiful focal point complemented by a well-proportioned Kitchen and ample space for dining and entertaining.**

**To the first floor are 2 Bedrooms (including a generous dual aspect principal double bedroom) along with a neatly appointed 3-piece Shower Room.**

**Externally, the property benefits from convenient on-street parking to the front.**

**With its central village location, period charm and practical layout, this appealing cottage is perfectly suited to a range of buyers seeking character and convenience in equal measure.**

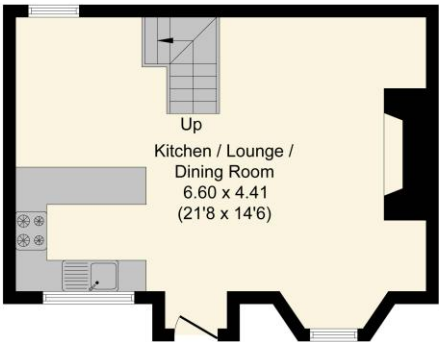
**Council Tax Band**

B - North Devon Council

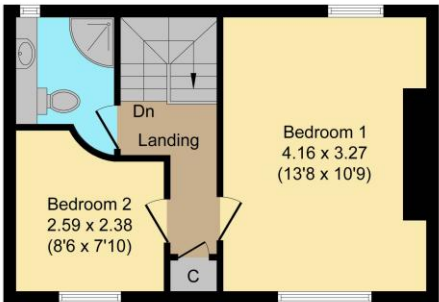
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Ground Floor  
Floor area 30.50 sq.m. (328.30 sq.ft.)



First Floor  
Floor area 29.10 sq.m. (313.22 sq.ft.)

Total floor area: 59.60 sq.m. (641.52 sq.ft.)

This floor plan is for illustrative purpose 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](http://www.propertybox.io)



Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/barrel.against.readily>

From Barnstaple Town Centre proceed along Alexandra Road following directions towards Landkey / Swimbridge / South Molton / A361. At the Landkey roundabout, take the second exit proceeding through the village of Landkey and onto the village of Swimbridge. Passing the village square, take the next right hand turning before the village pub (The Jack Russell) onto Hannaford Lane. Number 1 will be found on your right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 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		86 B
69-80	C		
55-68	D		
39-54	E	51 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.

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.

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