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Changing Lifestyles

Jasmine Villa
1 Westacott Villas
Bishops Tawton
Barnstaple
Devon
EX32 0AE

Guide Price: £300,000 Freehold

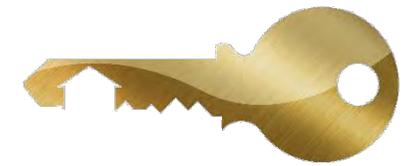


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Jasmine Villa, 1 Westacott Villas, Bishops Tawton, Barnstaple, Devon, EX32 0AE

A CHARMING 1890'S COTTAGE OCCUPYING A GENEROUS CORNER PLOT



- 3 Bedrooms
- 2 spacious Reception Rooms
- Galley-style Kitchen enjoying pleasant views over the garden
- Generous corner plot measuring approximately 0.25 acres
- Beautiful garden with countryside views
- Garage & off-road parking
- Scope for modernisation & personalisation
- Built in 1890 & offered to the market for the first time
- No onward chain



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Overview

Constructed in 1890 and coming to the market for the very first time, this charming semi-detached 3 Bedroom cottage occupies a generous corner plot and benefits from a Garage and off-road parking. Jasmine Villa is being offered for sale with the significant advantage of no onward chain and will appeal to buyers seeking a characterful home with scope to personalise and modernise.

The property has been lovingly owned and cared for by the same family for many generations; however, it now offers an exciting opportunity for updating to suit modern tastes.

In brief, the accommodation comprises 2 spacious Reception Rooms, with the Dining Room leading through to a galley-style Kitchen enjoying pleasant views over the garden and access to an Inner Hallway which provides a door to the rear garden and gives access to a Utility Room with plumbing for a washing machine, as well as a separate WC.

To the first floor are 3 Bedrooms, a Shower Room and a separate WC. Bedroom 2 enjoys outstanding, far-reaching countryside views, while Bedroom 3 overlooks the rear garden.

The triangular-shaped garden is a true highlight of the property and a key selling feature. Extending to approximately 0.25 acres, it will particularly appeal to keen gardeners, featuring expansive lawned areas, a variety of mature flowers and shrubs, multiple seating areas, a summerhouse and access to both the Garage and off-road parking.

Council Tax Band

C - North Devon Council



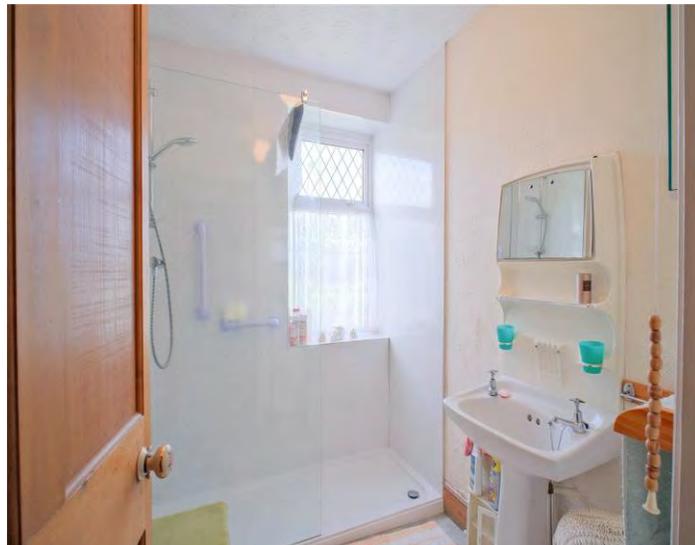
Total floor area: 101.0 sq.m. (1087.15 sq.ft.)

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





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Area Information

Bishops Tawton offers usual village amenities including popular pubs and restaurants, a primary school and some delightful scenic walks.

There is a regular bus route giving access to Barnstaple Town Centre which is some 2 miles in distance; the historic and regional centre of North Devon. Situated in the valley of the River Taw it is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 Atlantic Highway provides convenient access to the M5 motorway network and beyond.

The working port and market town of Bideford lies approximately 10 miles away and the cathedral city of Exeter with its university, airport, inter-rail and motorway links is some 40 miles in distance.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/ridge.mostly.exile>

From the traffic lights on the inner relief road in Barnstaple, take the turning signposted Bishops Tawton / Exeter (A377). Continue along this road, passing the retail parks and crossing the river. After approximately 1.5 miles, enter the village of Bishops Tawton. As you pass through the 30 mph speed restriction, proceed downhill to where 'Jasmine Villa' will be found on your left hand side.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

