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Changing Lifestyles

2 Lower Abbots
Buckland Brewer
Bideford
Devon
EX39 5FH

Offers In Excess Of: £300,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

2 Lower Abbots, Buckland Brewer, Bideford, Devon, EX39 5FH

A MODERN DETACHED FAMILY HOME



- 3 Bedrooms (1 En-suite)
- Spacious Kitchen / Dining Room designed with both practicality & style in mind
- Comfortable Lounge - ideal for relaxing or entertaining
 - Ground Floor Cloakroom & First Floor Bathroom
 - Attached Garage & off-road parking
- A superb opportunity to acquire a nearly new detached home in a popular North Devon village location



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Overview

Situated within the attractive and well-regarded village of Buckland Brewer, this beautifully presented 3 Bedroom detached family home offers modern, energy-efficient living in a peaceful rural setting. Constructed approximately 24 months ago, the property benefits from the reassurance of a 10-year NHBC warranty together with high quality contemporary finishes throughout.

Buckland Brewer enjoys a charming village atmosphere surrounded by rolling North Devon countryside whilst remaining conveniently located being approximately 6 miles from both Bideford and Great Torrington. These popular market towns provide a wide range of amenities including independent shops, supermarkets, cafés, restaurants and schooling. The dramatic North Devon coastline, including the sandy beach and surf at Westward Ho!, is also within easy reach.

The property offers well-balanced accommodation arranged over 2 floors and is ideally suited to modern family life.

Upon entering the property, a welcoming Entrance Hall provides access to the principal ground floor rooms together with a useful Cloakroom.

The heart of the home is the spacious Kitchen / Dining Room, designed with both practicality and style in mind. The kitchen is fitted with a range of modern units complemented by quality Bosch appliances, including a single oven, double oven, ceramic hob, integrated dishwasher and freestanding fridge / freezer. Additional features include an inset stainless steel sink with mixer tap, stainless steel extractor hood and pelmet lighting beneath the wall units. Plumbing for a washing machine is also provided.

The Lounge provides a comfortable and inviting living space, ideal for relaxing or entertaining.

To the first floor, the Principal Bedroom benefits from the added convenience of a modern En-suite Shower Room. Two further Bedrooms provide flexible accommodation for family members, guests or a home office, and are served by a contemporary Family Bathroom fitted with a bath and shower over.

The bathrooms, en-suite and cloakroom are fitted with stylish white sanitaryware complemented by chrome brassware, together with heated towel radiators and shaver sockets.

The property has been finished to a high standard throughout, including oak veneer internal doors, modern white flat-plate electrical fittings and UPVC double glazed windows with 'K' glass designed to enhance insulation and energy efficiency. For added security, all windows and doors benefit from multi-point locking systems, while the front door is constructed from durable glass-reinforced polymer.

Modern technology has also been incorporated throughout the home, with TV points located in the lounge, kitchen / dining room and all bedrooms, together with BT points positioned in the entrance hall and the smallest bedroom.

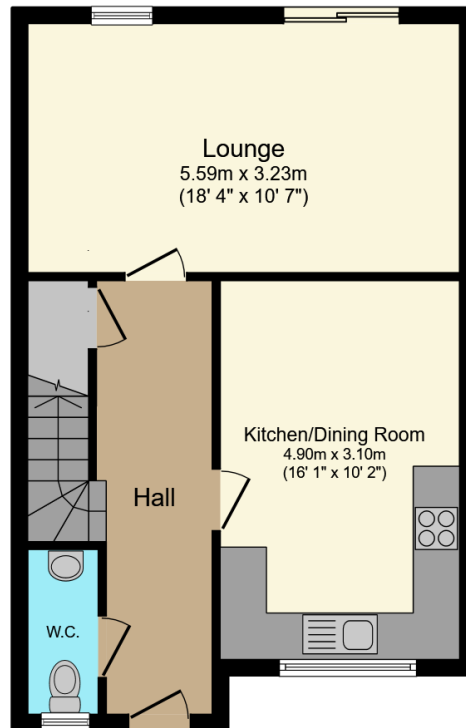
The home is heated by an efficient air source heat pump, providing both central heating and hot water, helping to reduce energy consumption and running costs.

Externally, the property benefits from an Attached Garage together with off-road parking, providing practical everyday convenience.

Combining modern construction, energy efficiency and a desirable village setting, this impressive home represents a superb opportunity to acquire a nearly new detached property in one of North Devon's most appealing rural locations.

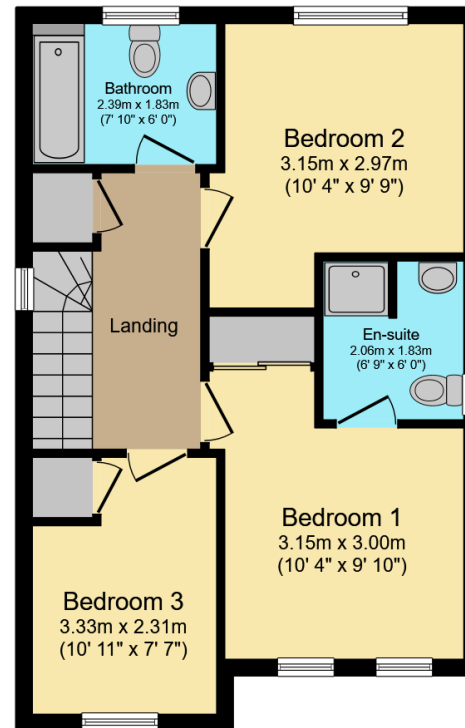
Council Tax Band

D - Torridge District Council



Ground Floor

Floor area 47.7 m² (513 sq.ft.)



First Floor

Floor area 47.7 m² (513 sq.ft.)

TOTAL: 95.4 m² (1,026 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

For sat nav devices use postcode EX39 5HY

From Bideford Quay proceed in the direction of Torrington. At the Old Bideford Bridge roundabout, take the second exit onto New Road/A386. At the next roundabout, take the first exit and continue along the A386. After 1.5 miles, turn right signposted Littleham/Buckland Brewer/Parkham/Bradworthy. After 2.7 miles, turn left signposted Buckland Brewer. Follow this road into the village and continue past the primary school. After the primary school, take the first left into Hillpark and follow the estate road. You will find Lower Abbots located at the end of Hillpark.

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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We are here to help you find and buy your new home...

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

01237 479 999

for a free conveyancing quote and
mortgage advice.

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

