



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Lower Abbots  
Buckland Brewer  
Bideford  
Devon  
EX39 5FH

**Asking Price: £265,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

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

## A DETACHED CONTEMPORARY HOME



- 2 Bedrooms
- Stylish Kitchen
- Ground floor Cloakroom & first floor Bathroom
  - Particularly attractive & well-proportioned Living Room with sliding doors opening to the rear garden
- Enclosed, low-maintenance rear garden - ideal for relaxing or entertaining
  - Immaculate, move-in ready condition
  - Garage & driveway parking



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## Changing Lifestyles

Situated on an impressive modern development within the quiet and highly regarded North Devon village of Buckland Brewer, this is a rare opportunity to acquire a particularly appealing 2 Bedroom detached contemporary home, a style of property that is seldom available and, therefore, fills a distinct gap in the market. Perfectly suited to first time buyers, couples or those seeking a manageable yet high quality home for retirement, the property offers the reassurance of a 10-year NHBC warranty alongside a truly move-in ready finish throughout.

The property enjoys excellent kerb appeal, with a neatly presented frontage incorporating a lawned garden and a tarmac driveway providing off-road parking for 2 vehicles. In addition, there is a substantial Garage, measuring approximately 20'8" x 10', complete with power, lighting and overhead storage potential, offering both practicality and versatility.

Internally, the home is beautifully presented in a modern, contemporary style, with careful attention to detail evident throughout. The Kitchen provides a welcoming introduction to the property and is fitted with a range of stylish grey base and eye-level units with matching drawers, complemented by marble effect work surfaces. There is a built-in oven and hob with extractor over, along with space for a fridge / freezer and washing machine and plumbing in place for a dishwasher, if desired. A useful ground floor Cloakroom adds further convenience.

To the rear, the Living Room is a particularly attractive and well-proportioned space, offering ample room for both lounging and dining. A useful understairs storage cupboard enhances practicality, while sliding doors open out to the rear garden, creating a pleasant connection between inside and out.

To the first floor, the property continues to impress with 2 comfortable double Bedrooms. The principal bedroom to the front benefits from 2 double glazed windows with fitted blinds, a useful over-stairs storage cupboard, and ample space for wardrobes or a dressing area. The second bedroom is also a generous double and features mirror-fronted fitted wardrobes. The Bathroom is fitted in a contemporary style, comprising a bath with shower over, a WC with dual flush and a pedestal wash hand basin.

The rear garden has been thoughtfully improved by the current owners and now provides a fully enclosed, low-maintenance space - ideal for relaxing or entertaining. A paved patio leads onto a lawned area, with timber fencing to the boundaries, side access to the front and a personal door providing direct access into the garage.

Overall, this is an exciting and highly desirable home, offering modern living in a peaceful village setting, and one which is expected to attract strong interest given its rarity and excellent presentation. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

### Council Tax Band

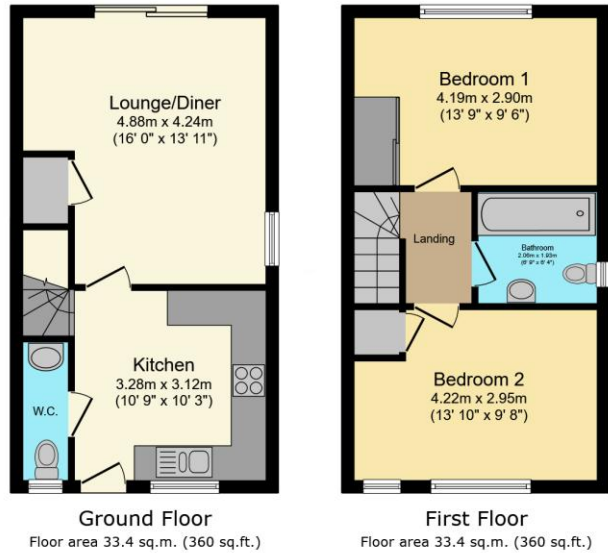
C - Torridge District Council



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Total floor area: 66.8 sq.m. (719 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed towards Torrington and upon reaching Landcross, turn right signposted Buckland Brewer. Follow this road and take the left hand turning signposted Buckland Brewer. Upon entering the village, continue through until you reach the left hand turning for "Hillpark - leading to Lower Abbots". Follow this road into Lower Abbots, to where the property will be found on your left hand side displaying a numberplate.

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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