



Bond
Oxborough
Phillips

Changing Lifestyles

1 Southwood Meadows
Buckland Brewer
Bideford
Devon
EX39 5LJ

Asking Price: £295,000 Freehold



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01237 479 999
bideford@boproperty.com

1 Southwood Meadows, Buckland Brewer, Bideford, Devon, EX39 5LJ

A CHARMING DETACHED BUNGALOW



- 2 double Bedrooms
- Dual aspect Lounge / Dining Room
- Well-appointed Kitchen
- Modern Bathroom
- Corner plot offering scope for extension, subject to the necessary planning approval
- Private driveway parking & Garage
 - Presented in good condition
- Occupying a peaceful location
 - No onward chain



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.



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This charming detached bungalow is a rare find in the heart of the popular village of Buckland Brewer. Situated in a peaceful area, it offers a tranquil retreat while still being part of a strong local community.

The property is in good condition, making it ready for you to move in and start enjoying your new home. With 2 double Bedrooms, it provides ample space for a small family or a couple looking for room to spread out. The bungalow also offers a comfortable dual aspect Lounge / Dining Room, perfect for relaxing and entertaining guests.

The well-appointed Kitchen provides all the necessary amenities for preparing delicious meals with integrated cooking appliances and is conveniently located adjacent to the Lounge / Dining Room. The Bathroom boasts modern fixtures and fittings, ensuring a comfortable experience for you and your family.

Having until very recently been used as a successful holiday let, the contents are also available for sale by separate negotiation.

Don't miss out on this fantastic opportunity to own a bungalow in a sought-after location. Contact us today to arrange a viewing and see for yourself the appeal of this property which is available with immediate occupation.

Reception Porch

UPVC glazed door and matching sidelight.

Spacious Reception Hall

Part glazed entrance door and matching sidelight. Large cloaks cupboard. Airing cupboard with factory lagged hot water cylinder and immersion heater. Hatch access to insulated loft space. Electric panel radiator.

Lounge / Dining Room - 17'6" x 12' (5.33m x 3.66m)

A delightful, double aspect room with feature bay window. TV point, electric panel radiator.

Kitchen - 13'10" x 8'8" (4.22m x 2.64m)

An impressive double aspect room equipped with a comprehensive range of modern units comprising single drainer sink unit, black granite effect worktop surfaces with storage cupboards, drawers and appliance space below and matching wall storage cabinets over. Breakfast Bar. Tiled splashbacking, worktop lighting. Built-in 4-ring electric hob and oven. Plumbing for washing machine and dishwasher. Electric panel radiator, tiled flooring.

Bedroom 1 - 13'8" (4.17m) maximum x 11' (3.35m)

A double aspect room with garden views. Built-in double wardrobe. Electric panel radiator.

Bedroom 2 - 13'8" (4.17m) maximum x 9'7" (2.92m)

French doors opening onto the rear garden. Curtain-fronted wardrobe. Electric panel radiator.

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Bathroom - 7'7" x 6'3" (2.3m x 1.9m)

White suite comprising modern panelled bath with shower, pedestal wash hand basin and close couple WC. Fully tiled walls and floor. Vanity mirror with light. Heated towel rail.

Outside

The property stands on a good size corner plot which is considered to offer scope for extension, subject to the necessary planning approval.

A private driveway provides off-road parking and leads to an Attached Garage.

The property benefits from attractive formal lawns which extend to the front, rear and one side of the property partly screened by beech hedging.

The rear garden enjoys a sunny aspect and has an extensive paved patio and raised flower and shrub borders and beds. Gates provide all-round pedestrian access.

Attached Garage - 17'3" x 8'6" (5.26m x 2.6m)

Electrically operated roller door. Useful overhead storage. Power and light connected. Personal door to rear garden.

Council Tax Band

Currently deleted but previous Band D - Torridge District Council

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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.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

EPC TO FOLLOW

Directions

From Bideford Quay proceed on the A386 towards Torrington until reaching Landcross where turn right signposted Buckland Brewer. Continue along this road for approximately 5 miles until going over a bridge and then take the next left hand turning signposted Buckland Brewer. Proceed into the village, passing the Church on your left hand side. Take the next left hand turning into Southwood Meadows. Number 1 will be found immediately on your left hand side with a For Sale notice clearly displayed.

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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