



Bond
Oxborough
Phillips

Changing Lifestyles

23 Old Market Drive, Woolsery, Bideford,
Devon, EX39 5QF



Asking Price: £190,000 Freehold



Changing Lifestyles

01409 254 238



- SEMI-DETACHED HOUSE
- 2 BEDROOMS
- ENCLOSED GARDEN
- USE OF COMMUNAL PARKING AREA
- QUIET CUL-DE-SAC LOCATION
- SOUGHT AFTER VILLAGE
- WALKING DISTANCE TO AMENITIES
- EPC: D

An opportunity to acquire this 2 bedroom semi-detached house with off road parking and enclosed garden. The residence is situated within a quiet cul-de-sac in the popular village of Woolsery being within walking distance to a range of amenities including pub, post office, fish and chip shop, sports and community hall and primary school. EPC D.

Situation

Woolfardisworthy is known as the village with two names and lies inland approximately 600 feet above sea level. The country lanes are narrow and wind upwards and onwards through steep banked hedgerows. As you come down into Woolfardisworthy you can see the medieval tower of All Hallows Church on the skyline. Famous for its annual fair, it's a really nice community that has earned its nickname as 'the friendly village' effortlessly. The village has an excellent school, shop, community hall, & listed thatched roofed inn that has been completely refurbished. It's also close to the South West Coast Path for endlessly beautiful walks.

With short distance of the Atlantic Highway (A39), Woolfardisworthy 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 and Ilfracombe.

Directions

From Bideford: From Bideford Quay proceed on to the A386 in the A39 direction. Upon reaching the roundabout, turn left on to the A39 signposted Bude. Follow the A39 for 7.60 miles and turn left in to Bucks Cross opposite the post office signposted Woolsery. Follow the road into Woolsery for 2 miles upon reaching lower town turn right and immediately left into Old Market Drive. No.23 will be found at the end of the cul-de-sac on your left with a Bond Oxborough Phillips "For Sale" sign clearly displayed



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THIS ACCOMMODATION COMPRISES (all measurements are approximate):-

FRONT PORCH - 5' x 3'3" (1.52m x 1m)

Space to store for coats and shoes, gives way to the:

LOUNGE - 14'10" x 13'2" (4.52m x 4.01m)

Light and airy reception room with dual aspect windows to side and front elevation. Ample room for sitting room suite. Stairs leading to first floor landing and useful under stair storage area.

KITCHEN/DINER - 12'8" x 8'4" (3.86m x 2.54m)

A modern fitted kitchen comprising matching wall and base mounted unit with grey laminate work surfaces over, incorporating a ceramic 1 1/2 sink drainer unit with mixer tap. Built in electric oven, with hob and extractor over. Space for free standing fridge and freezer. Plumbing for washing machine. Room for dining table and chairs. Window and door to rear elevation, overlooking the rear garden.

UPSTAIRS LANDING - Airing cupboard housing the hot water cylinder and useful shelving. Access to loft space.

BEDROOM 1 - 12'9" x 10'8" (max) (3.89m x 3.25m (max))

Double bedroom with window to front elevation.

BEDROOM 2 - 12'6" x 6'11" (3.8m x 2.1m)

Small double bedroom with window to rear elevation, overlooking the garden.

SHOWER ROOM - 7'2" x 5'5" (2.18m x 1.65m)

A fitted suite comprising large shower unit with "Triton" electric shower over, vanity unit with inset wash hand basin and low flush WC. Window to rear elevation.

OUTSIDE REAR - The enclosed rear garden is principally laid to lawn and bordered by close boarded wooden fencing providing a high degree of privacy. Adjoining the rear of the residence is a paved patio are providing the ideal spot for alfresco dining and entertaining.

OUTSIDE FRONT - Communal parking and pedestrian access to the side of the property.

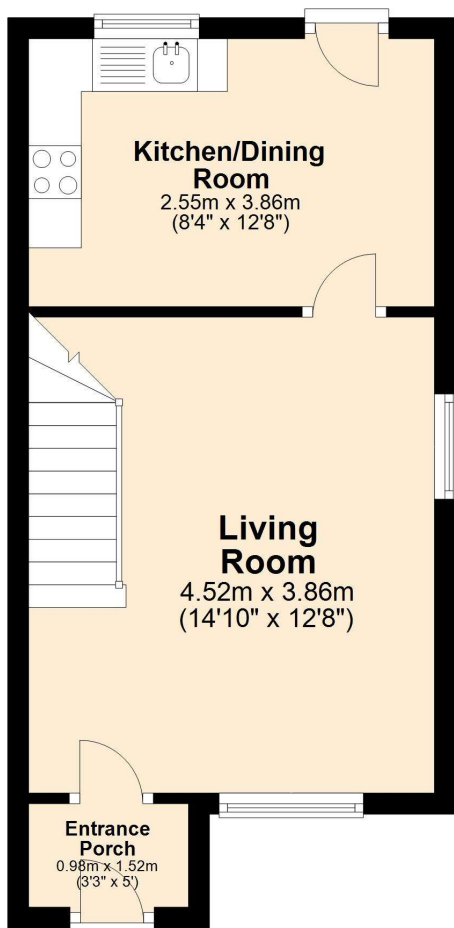
SERVICES - Mains water, electricity and drainage.

COUNCIL BAND - Band 'B' (please note this council band may be subject to reassessment).

EPC RATING - Rating D

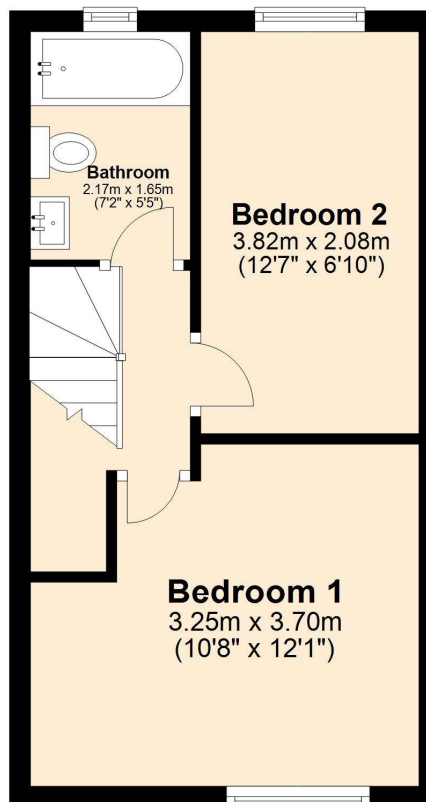
Ground Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



Total area: approx. 56.1 sq. metres (604.1 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

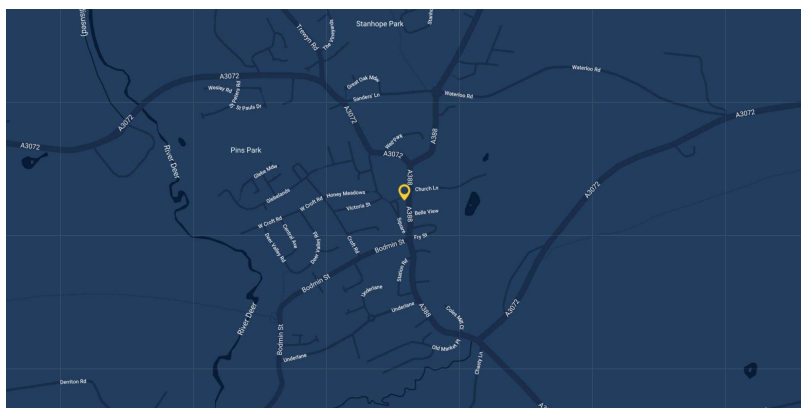
Please do not hesitate to
contact the team at the Bond
Oxborough Phillips Sales &
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01409 254 238

For a free conveyancing quote
and mortgage advice.



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



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