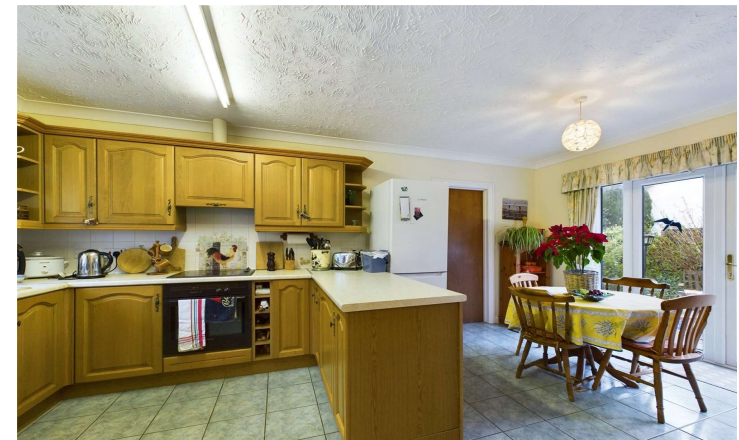
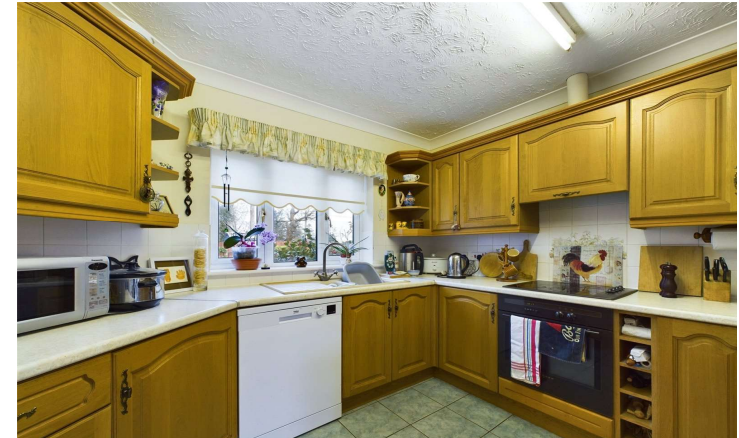


Filkins
Burdon Lane
Highampton
Beaworthy
Devon
EX21 5LX

Asking Price: £525,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Filkins, Burdon Lane, Highampton, Beaworthy, Devon, EX21 5LX



- DETACHED BUNGALOW
- 4 BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- LANDSCAPED GARDEN
- DOUBLE GARAGE
- LARGE OFF ROAD PARKING AREA
- QUIET AND PEACEFUL LOCATION
- EPC: D



An exciting opportunity to acquire this substantial, 4 bedroom (1 ensuite), 2 reception room detached bungalow with well-tended gardens, double garage and large off road parking area. The property is situated in a lovely, quiet and peaceful position within the rural village of Highampton with views extending to Dartmoor. EPC D.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Situation

The small village of Highampton has a popular Pub, Primary School, Village Hall etc. The Picturesque village of Sheepwash is 2.5 miles distant with its 'Fishing' Pub and Post Office/Stores. The bustling market town of Holsworthy with its Golf Course and Bowling Green is some 10 miles, whilst Bude and the North Cornish Coast with its safe sandy, surfing beaches is some 19 miles. The market town of Hatherleigh is some 5 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 12 miles. The Cathedral and University City of Exeter together with the M5 motorway is some 32 miles distant. Torrington is 18 miles and Bideford some 20 miles with Barnstaple some 30 miles.



Directions

From Holsworthy proceed on the A3072 Hatherleigh road and upon reaching the village of Highampton proceed through the village, following the road round a very sharp right hand bend. Take the right hand turning just prior to The Golden Inn on the right hand side. Follow this road for a short distance where the property will be found on the right hand side with a name plaque clearly displayed.



Internal Description

Entrance Hall - Window and door to front elevation. Access to useful storage cupboard.

Kitchen/Dining Room - 17'6" x 11' (5.33m x 3.35m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a 1 1/2 sink drainer unit with mixer tap. Built in electric oven, 4 ring hob and extractor. Plumbing for dishwasher and space for free standing fridge/freezer. Ample room for dining table and chairs. Window to front elevation and double doors to rear elevation. Internal door leading to double garage.

Dining Room - 10'11" x 9' (3.33m x 2.74m)

Ample room for dining table and chairs. Window to rear elevation.

Living Room - 15'11" x 13'8" (4.85m x 4.17m)

Spacious, light and airy reception room with feature marble open fireplace with oak mantle. Double glazed French patio doors leading to rear patio area and window to front.

Bedroom 1 - 11'4" x 11'3" (3.45m x 3.43m)

Spacious double bedroom with large walk in wardrobe. Double glazed French patio doors to front elevation.

Ensuite Shower Room - 6'4" x 5'9" (1.93m x 1.75m)

Fitted with a shower cubicle with electric shower over, matching pedestal wash hand basin and close coupled WC. Frosted window to rear elevation.

Bedroom 2 - 11'7" x 9'1" (3.53m x 2.77m)

Double bedroom with window to side elevation.

Bedroom 3 - 11'7" x 6'5" (3.53m x 1.96m)

Single bedroom with window to side elevation overlooking the garden.

Bedroom 4/Office - 11'8" x 6'7" (3.56m x 2m)

Currently being used as an office but could easily be put back to a bedroom. Access to large storage cupboard. Window to front elevation.

Family Bathroom - 8'6" x 6'7" (2.6m x 2m)

A matching suite comprising corner bath, with electric shower attachment over, pedestal wash hand basin and close coupled WC. Frosted window to rear elevation.

Double Garage - 18'10" x 17'6" (5.74m x 5.33m)

Double electric up & over vehicle entrance door to front elevation and pedestrian door to rear. "Grant" oil fired boiler and plumbing for washing machine.

Outside - The property is approached via a shared drive and provides access to a large off road parking for several vehicles and giving access to the double garage and front

entrance door. The front garden is planted with a variety of mature flowers and shrubs. To the side of the property is a private patio area, which is bordered by close boarded wooden fencing and planted with a variety of shrubs and flowers. The rear garden is principally laid to lawn with a raised decking area to the side. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining.

EPC Rating - EPC rating "D" (60) with the potential to be a C (74).

Services - Mains water, electricity and drainage. Oil fired central heating.

Council Tax Banding - Band 'E' (please note this council band may be subject to reassessment).

What3words - ///sketch.clogging.imprinted



Filkins, Burdon Lane, Highampton, Beaworthy, Devon, EX21 5LX



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Filkins, Burdon Lane, Highampton, Beaworthy, Devon, EX21 5LX

Changing Lifestyles

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

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

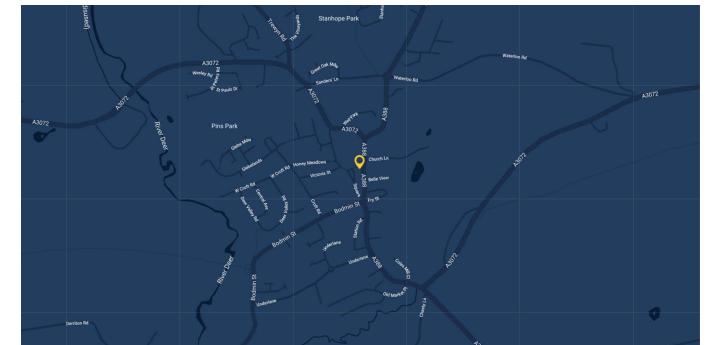
Have a property to sell or let?

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 Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com