



Bond
Oxborough
Phillips

Changing Lifestyles

Meadow Brook
34 Fore Street
Langtree
Torrington
EX38 8NG

Asking Price: £375,000 Freehold



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01805 624 426
torrington@boproperty.com

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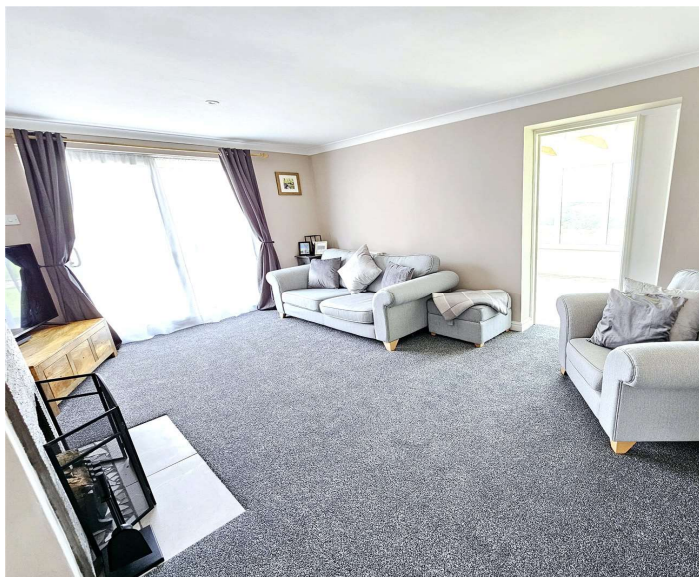


- Detached bungalow
- Lovely countryside views
- Four bedrooms
- Ensuite to master
- Family bathroom
- Off road parking for several vehicles
- Enclosed rear garden
- EPC: D
- Council Tax Band: C



Welcome to this charming modern detached bungalow located in the picturesque village setting with stunning countryside views. This spacious property boasts four bedrooms (master with ensuite, offering a perfect blend of comfort and sophistication). The bright and airy interior is complemented by scenic views, making it a truly inviting and homely space. The property is well-maintained and provides a quiet retreat from the hustle and bustle of city life. With a garden and parking facilities, this home offers convenience and relaxation all in one. Don't miss out on the opportunity to make this cosy property your own.

Langtree is handily placed and is often described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from Stibb Cross. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a two mile drive you can find yourself enjoying the locally renowned Tarka Trail a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.



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THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A SLATE ROOF .YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING AND THE ADDITION. OTHER FORMS OF HEATING INCLUDE AN OPEN FIRE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED, THE PROPERTY IS SERVICED BY A SEPTIC TANK SHARED WITH THREE OTHER PROPERTIES.

BROADBAND: SUPERFAST SPEEDS AVAILABLE UP TO 44 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

THE DRIVEWAY IS OWNED BY MEADOW BROOK AND PROVIDES ACCESS THE THREE OTHER PROPERTIES TO THEIR PARKING AREAS. THERE IS CURRENTLY PLANNING IN PLACE TO EXTEND THE BUNGALOW TO THE SIDE SHOULD YOU SO WISH.

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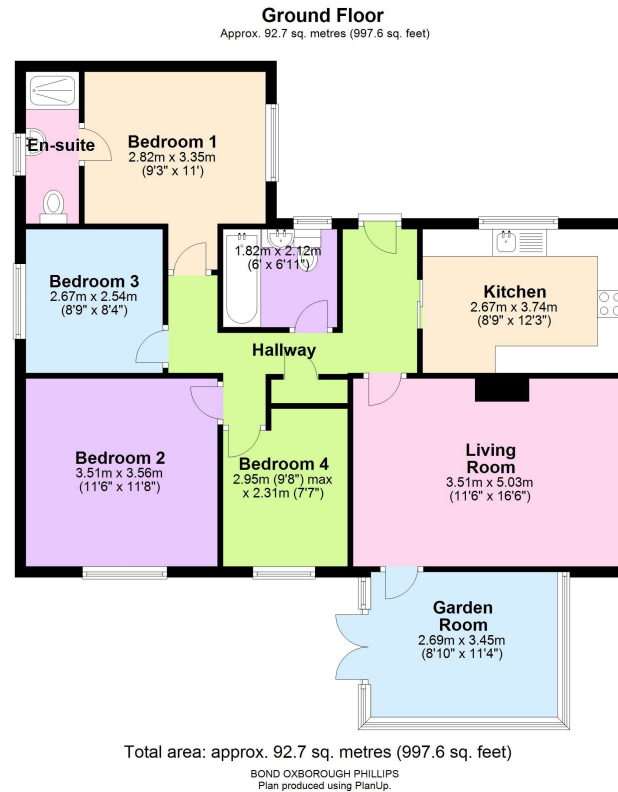
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Directions

From Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Stay on this road and upon entering Langtree Village, continue past the Green Dragon public house on your left hand side, and past Church Lane and property will be found on your right hand side on a private drive next to number 33 Fore Street.

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

2 Well Street
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Devon

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Tel: 01805 624 426

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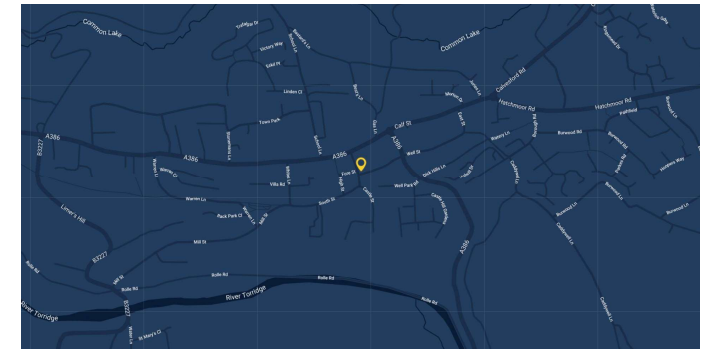
Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01805 624 426 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 &
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for a free conveyancing
quote and mortgage advice.



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