



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Bella Vista  
Higher Clovelly  
Bideford  
Devon  
EX39 5RR

**Auction Guide Price: £325,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com



Bella Vista, Higher Clovelly, Bideford, Devon, EX39 5RR

## A CHARMING DETACHED BUNGALOW OCCUPYING AN IMPRESSIVE PLOT



FOR SALE BY MODERN AUCTION –

T & C's apply

- Subject to Reserve Price
  - Buyers Fees Apply
- The Modern Method of Auction
  - 3 Bedrooms (1 En-suite)
- Beautifully presented throughout
  - Extensive Kitchen / Diner
- Large, light & airy Living Room with wood burning stove
- Fully enclosed, south-facing rear garden enjoying far-reaching countryside views



Situated between rolling green fields and the dramatic North Devon coastline is Bella Vista, a charming 3 Bedroom detached bungalow which occupies an impressive plot in the quiet hamlet of Higher Clovelly.

This bungalow is beautifully presented throughout and has been thoroughly improved by the current owners. The living space on offer is very generous and includes 3 double Bedrooms (1 En-suite), an extensive Kitchen / Diner and a large, light and airy Living Room with a wood burning stove.

The bungalow is accessed via a 5-bar gate which leads to the recently extended private drive which provides off-road parking for numerous cars. To the side of the bungalow is a newly installed, high quality wooden Workshop / Shed measuring 16' x 10' (4.88m x 3.05m) which is included in the sale.



What really sets this bungalow apart is the rear garden which is fully enclosed and south-facing. A brand new raised deck provides a fantastic space to sit out and relax and look out upon the lawn and the far-reaching countryside views.

The situation this property enjoys is extremely peaceful and will undoubtedly be a blessing to the lucky purchaser.

This bungalow is available for sale with no onward chain.

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Clovelly is North Devon's most famous location. Even members of the most Amazonian tribes have an Auntie that visited Clovelly and rode a donkey up one of its steep streets called Up Along and Down Along.

One of the most picturesque villages in the whole country, Clovelly doubles as a working village and fishing harbour, as well as a very successful tourist attraction. It hangs on a 400ft cliff less than five minutes drive from the main road. Follow the Atlantic Highway (A39) from Bideford towards Hartland and Bude. Turn right at Clovelly Cross Garage, this is Higher Clovelly and the road winds down, down past Clovelly Court, the ancient manor house of the estate, and the parish church of All Saints which dates mainly from the 13th century. The author Charles Kingsley lived here as a child over 150 years ago. He returned here to write the novel *Westward Ho!* and find inspiration for *The Water Babies*.

The village 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, Hartland and Ilfracombe.





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# Internal Description

## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsgold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsgold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsgold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Entrance Hall - 13'5" x 9'2" (4.1m x 2.8m)

UPVC double glazed window and door to property front which opens to a particularly spacious Entrance Hall. Hatch access to loft space. Fitted carpet, radiator, coved ceiling.

## Living Room - 18'6" x 13'3" (5.64m x 4.04m)

A spacious, light and airy Living Room with UPVC double glazed window and French doors to the brand new decking which overlooks the rear garden and the fields beyond. Wood burning stove set in brick fireplace and tiled hearth. Fitted carpet, radiator, TV point, coved ceiling.

## Kitchen / Diner - 9'1" x 31'6" (2.77m x 9.6m)

An extensive Kitchen / Diner with plenty of space for dining and preparation. UPVC double glazed French doors to property front. UPVC double glazed windows to side and rear of property. Further door to side of property. Equipped with a range of gloss eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and single bowl sink and drainer with mixer tap over. Newly installed, built-in eye-level oven and built-in 4-ring induction hob with extractor canopy over. Space for American style fridge / freezer. Built-in Pantry and Utility cupboard with space and plumbing for washing machine and tumble dryer and housing oil fired boiler. Coved ceiling, radiator, wood effect flooring.

## Bathroom - 5'6" x 9'1" (1.68m x 2.77m)

UPVC obscure double glazed window. Bath with hand shower attachment, cabinet mounted wash hand basin and close couple WC. Heated towel rail, extractor fan, vinyl flooring.

## Bedroom 3 - 9'10" x 11'11" (3m x 3.63m)

UPVC double glazed window overlooking front garden. Fitted carpet, radiator, coved ceiling.

## Bedroom 2 - 13'7" x 11'7" (4.14m x 3.53m)

Large UPVC double glazed window overlooking property front. Fitted carpet, radiator, coved ceiling.

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## Bedroom 1 - 12'10" x 9'1" (3.9m x 2.77m)

UPVC double glazed window and French doors decking which overlooks the rear garden and the views beyond. Fitted wardrobes. Fitted carpet, coved ceiling, radiator. Door to En-suite.

## En-suite Shower Room

UPVC obscure double glazed window. Cabinet mounted wash hand basin, shower enclosure and close couple WC. Radiator, extractor fan.

## Outside

The property is approached via a 5-bar gate which gives access to the recently extended private driveway providing off-road parking for numerous cars.

There is a lawned garden to the side of the driveway. The property has a raised bank border. There is access to the rear of the bungalow on both sides of the property. On one side is the oil tank and on the other side is a new Workshop / Storage Shed measuring 16' x 10' (4.88m x 3.05m).

To the rear of the property is a lovely, south-facing garden which has dramatic views over the rolling countryside beyond. There is a large, brand new raised deck which provides a wonderful space to sit out and relax and enjoy the surroundings. Steps lead down from the decking to an impressive, fully enclosed lawned garden.

## Useful Information

This property has owned solar panels that were installed in 2011 which greatly reduce the cost of the electricity bills and have a feed-in tariff. This premise is restricted from any business use and, as such, cannot be used for commercial holiday letting. Residential lets are permitted. The property has mains drainage.

## Council Tax Band

D - Torridge District Council

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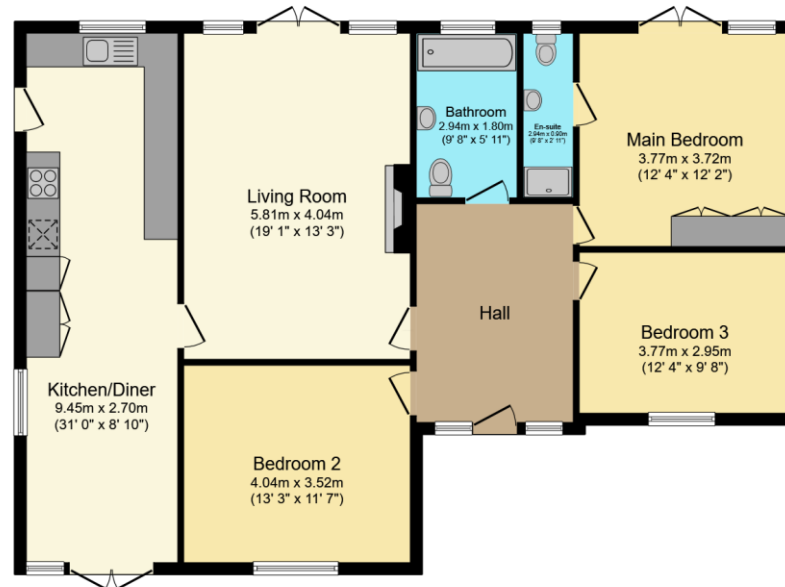


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### Floor Plan

Floor area 110.8 m<sup>2</sup> (1,193 sq.ft.)

TOTAL: 110.8 m<sup>2</sup> (1,193 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 inspection(s). Powered by www.Propertybox.io

### Directions

From Bideford Quay proceed towards Northam turning left onto the A39 North Devon Link Road signposted Bude. Continue on this road travelling through the hamlets of Horns Cross and Bucks Cross and upon reaching Clovelly Cross roundabout turn right signposted Clovelly. Take the next right hand turning onto Burscott Lane. Bella Vista will be situated a short distance on your right hand side clearly displaying a nameplate.

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.



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

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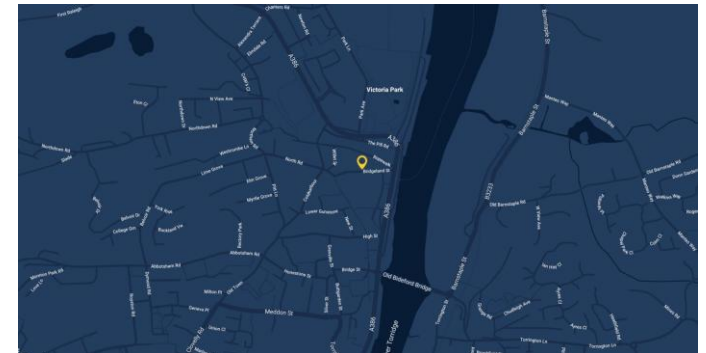
### Have a property to sell or let?

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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	