

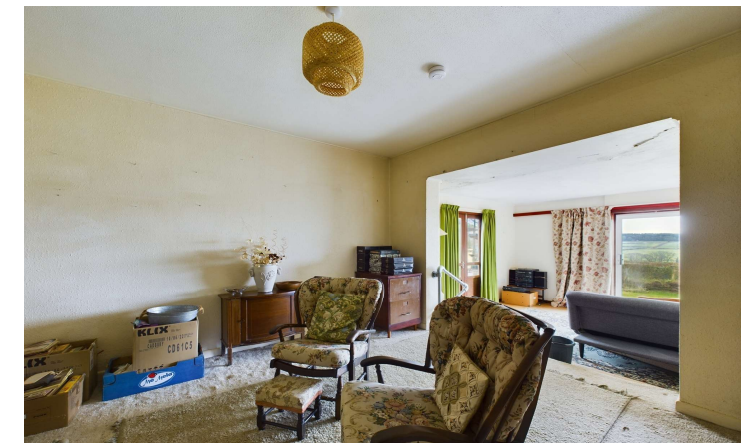


Bond  
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*Changing Lifestyles*

Elmstock Bungalow  
Buckland Filleigh  
Beaworthy  
Devon  
EX21 5PJ

**Asking Price: £375,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



# Elmstock Bungalow, Buckland Filleigh, Beaworthy, Devon, EX21 5PJ



- 3 BEDROOM DETACHED BUNGALOW
- REQUIRING MODERNISATION THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- NO IMMEDIATE NEIGHBOURS
- STUNNING PANORAMIC VIEWS
- GENEROUS SIZE PLOT
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- GARAGE
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: D



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# Changing Lifestyles

## Overview

**Occupying a fantastic elevated position within the sought after Village of Buckland Filleigh is this 3-bedroom detached bungalow that boasts stunning panoramic views over the surrounding countryside. The residence would benefit from modernisation throughout, and sits in a generous size plot with wrap around gardens, driveway and a garage. No immediate neighbours. No Onward chain. EPC E**

## Location

**Buckland Filleigh is a very pretty Village adjoining the friendly Village of Shebbear, which lies amidst glorious unspoilt countryside, and offers a traditional range of village amenities including the well-respected primary school, general stores, popular pub, place of worship, daily mobile Post Office etc. In addition, the well-known public school of Shebbear College is situated on the edge of the village. The busy market town of Holsworthy with its Waitrose supermarket is some 10 miles. Bude on the North Cornish Coast with its safe sandy surfing beaches is some 18 miles. The port and market town of Bideford is some 14 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter with its motorway, rail and air links is some 40 miles distant.**

## Entrance Porch

### Living Room - 17'6" x 11'6" (5.33m x 3.5m)

A light and airy room with French glazed sliding doors to front elevation enjoying fantastic views over the surrounding valley. Double doors into a lean-to greenhouse.

### Sitting Room - 12'6" x 11'9" (3.8m x 3.58m)

Feature fireplace. Steps leading into living room.

### Kitchen - 11'11" x 6' (3.63m x 1.83m)

The fitted kitchen comprises a range of base mounted units with work surfaces over incorporating a stainless-steel sink unit. Countertop 4 ring electric hob. Recess for high level oven, and dishwasher. Space for fridge and freezer. Window and door to side elevation.

### Utility Room - 6' x 5'10" (1.83m x 1.78m)

Window to rear elevation.

### Dining Room - 14'11" x 13'6" (4.55m x 4.11m)

Bay window to front elevation. Ample space for a dining room table and chairs.

### Bedroom 1 - 15'2" x 9'5" (4.62m x 2.87m)

A generous size double bedroom with window to side elevation.

### Bedroom 2 - 11'9" x 9'11" (3.58m x 3.02m)

A spacious double bedroom with window to side elevation, built in wardrobes.

### WC - 5' x 2'10" (1.52m x 0.86m)

Close coupled WC.

### Bedroom 3 - 11'8" x 9'2" (3.56m x 2.8m)

A double bedroom with window to side elevation.

### Bathroom - 9' x 6'1" (2.74m x 1.85m)

A fitted suite comprises an enclosed panelled bath, and wash hand basin.

## Inner hall/ rear porch

### Garage - 22'2" x 9'8" (6.76m x 2.95m)

Up and over vehicle entrance door. Power and light connected. Plumbing for washing machine.

**Outside** - The property is accessed via a timber entrance gate with stone pillar and brick quoining. The driveway provides ample off-road parking. The gardens surround the property being principally laid to lawn, with a variety of outbuildings and seating areas. There are beautiful views to

the front and rear with the gardens enjoying complete privacy.

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

## Directions

**From Holsworthy proceed for approximately 4.5 miles on the A3072 Hatherleigh Road, and upon reaching Brandis Corner turn left, and proceed along this road following the signs to Shebbear for some 4.5 miles. upon reaching Battledown Cross turn right signed Buckland Filleigh. (If you reach Shebbear College you have overshot Battledown Cross by approximately 0.25 miles). Follow this road for 0.5 miles, and upon reaching Sedgwell Cross proceed straight over signed Buckland Filleigh. Follow this country road for approximately 0.8 miles, turning left signposted West Heanton. Proceed up the hill for approximately 1/2 mile whereupon the property will be found on the left-hand side with a Bond Oxborough Phillips for sale board clearly displayed.**



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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.

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.

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