



Woodview



Brayford 1.7 miles South Molton 5 miles
Barnstaple 10 miles

A superbly presented detached bungalow in a good-sized plot

- Superbly Presented
- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Conservatory
- 2 Double Bedrooms (1 En-Suite)
- Enclosed Gardens
- Double Garage
- Council Tax Band D
- Freehold

Guide Price £450,000



Situation

Woodview is set on the western side of the Bray Valley and less than two miles from the village of Brayford which has a primary school and village hall. The A399 runs through the valley and provides excellent road access to the local market town of South Molton (5 miles), which provides an excellent range of local amenities including a wide range of shops and schooling to secondary level. The North Devon link road (A361) bypasses the town and links to the regional centre of Barnstaple to the west and to Tiverton to the south-east and onwards to Junction 27 of the M5 motorway and Tiverton Parkway railway station on the London Paddington line.

Description

Woodview is a fine, detached bungalow which was built by the current owners about 23 years ago to their own specification. The bungalow is set in a good-sized and predominantly level site of just under a quarter of an acre and is well-presented throughout.

Accommodation

The front door leads into the ENTRANCE HALL with doors off to the principal rooms. The well-proportioned, double aspect SITTING ROOM has an ornamental fireplace with marble surround and hearth with mantel over. Glazed double doors lead into the excellent CONSERVATORY with tiled floor and doors to the garden. The double aspect KITCHEN/DINING ROOM is fitted with a modern range of units with worktops over, 1½ bowl sink with mixer tap, integrated fridge and fitted Rayburn range cooker with extractor hood above. There are matching wall-mounted units along with a matching dresser-style unit. The UTILITY/BOOT ROOM is also fitted with a range of modern units with dual bowl sink, plumbing for washing machine and vent for dryer.

There are TWO DOUBLE BEDROOMS.

BEDROOM 1 has built-in wardrobes, glazed double doors to the outside and a EN-SUITE WET ROOM with shower, wash basin and WC. BEDROOM 2 is also a double aspect room. The fully tiled BATHROOM is fitted with a panelled bath, vanity wash-basin, WC and tiled shower cubicle.

Outside

A wide, splayed entrance leads through double wrought iron gates to a large parking and turning area. Paved, patio areas lead to both front and back doors. A path leads to the enclosed rear gardens with a large paved/hardstanding area initially with steps up to a very gently sloping lawn border by solid timber fencing. There are various planted beds and a paved seating area at the top.

The DOUBLE GARAGE is linked to the bungalow by a covered walkway and has power and light connected.. To the side of the garage is a large gravelled area with GREENHOUSE.

Services

Mains electricity, private borehole water supply and private drainage system. Oil fired central heating via radiators.

Viewing

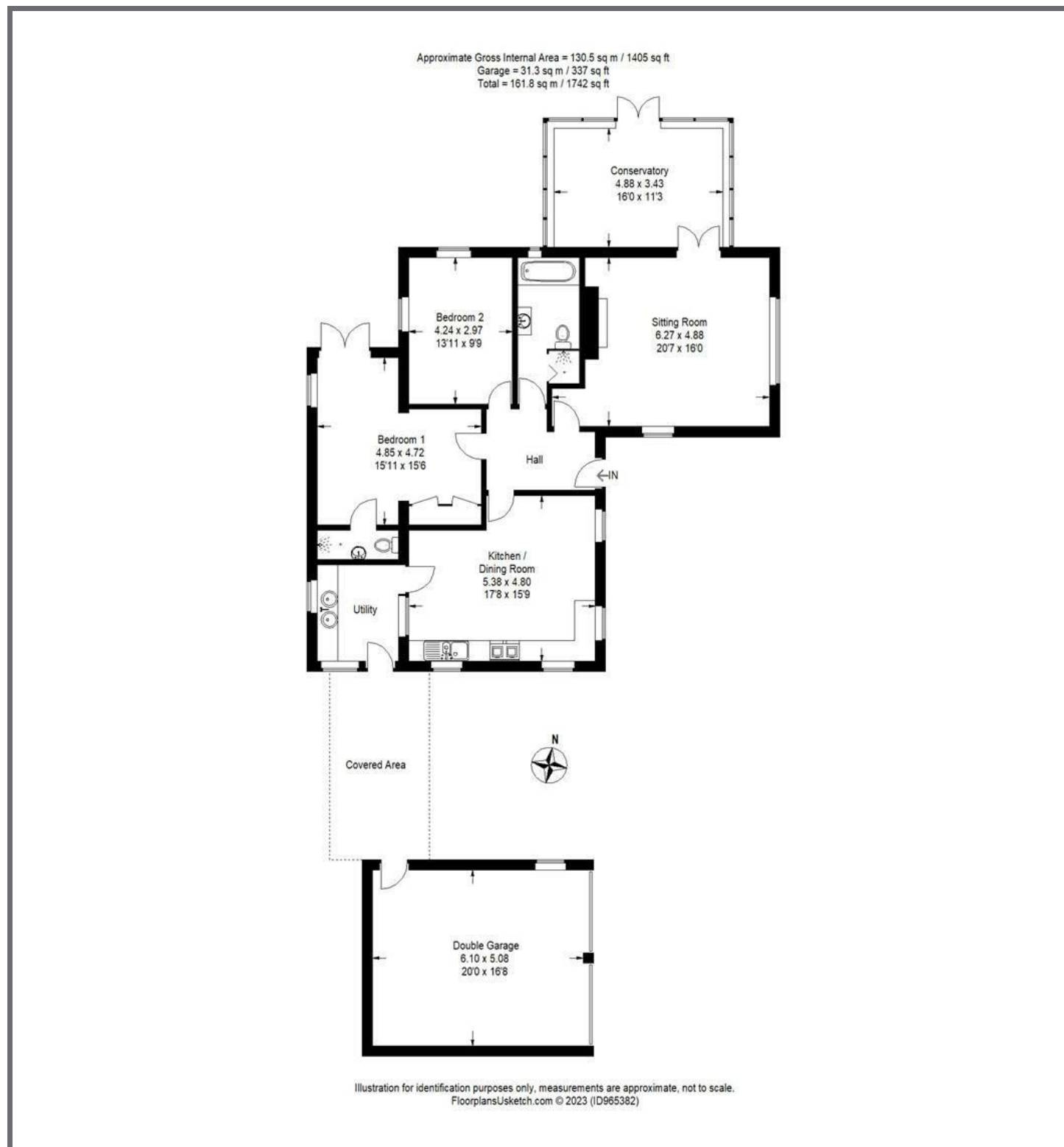
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton take the B3226 towards Barnstaple and on reaching the A361 North Devon Link Road at Aller Cross roundabout proceed straight across taking the A399 Brayford/Blackmoor Gate road. Follow this road for approximately 3½ miles and at Newtown Bridge the property will be clearly found on the left.

what3words ref: barefoot.promising.apply





These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 A	80
81-91 B	
69-80 C	55
55-68 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

01769 572263
south-molton@stags.co.uk

stags.co.uk



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