



Well Cottage Penhaven Estate, Bideford, EX39 5PL

Asking Price £350,000

A rare opportunity to buy a semi-detached 3 bedroom property within a quiet tucked away location in the popular village of Parkham.

DESCRIPTION

WELL COTTAGE is a semi-detached three bedroom family home situated in the popular village of Parkham with spacious accommodation having a 17'6 lounge, 17'10 fully fitted kitchen/dining room, ground floor cloakroom, 6'11 utility room, three bedrooms to the first floor with the master bedroom having an en-suite shower room as well as a separate family bathroom. The property is oil-fired centrally heated with its own rear garden and patio seating area as well as its own separate private driveway with parking.

The property is situated within the popular village of Parkham, which has a lively community spirit centered around the village hall. In addition, there is a primary school, historic thatched inn with a restaurant, together with a local butcher, garage, church, Methodist chapel, and bus services to Barnstaple & Bideford. The whole of the village is surrounded by open typically Devonian undulating countryside and is within three miles of the North Devon coastline. The property is in easy reach of the A39 North Devon Link Road providing easy access to Bideford (approximately 7 miles distant) and Barnstaple (the regional centre of North Devon with both towns providing a good range of shops, amenities and recreational facilities).

ENTRANCE PORCH / HALLWAY

ENTRANCE DOORWAY opening into ENTRANCE LOBBY with tiled floor, inner door opening into ENTRANCE HALLWAY with vinyl wood effect flooring, radiator, stairs to first floor, radiator, understairs storage cupboard.

LOUNGE 17'10" x 14'3" (5.44 x 4.34)

Feature stone fireplace with slate hearth, coving, 2 x radiators, double patio doors leading to rear garden, 2 x windows, fitted carpet.

KITCHEN/DINING ROOM 17'6" x 14'3" (5.33 x 4.34)

Fitted with matching eye and base units and work surfaces with tiled splash backing, four ring electric hob and extractor over, electric cooker, bowl stainless steel sink unit with mixer tap, radiator, built-in fridge and freezer, built-in dishwasher, window overlooking garden.

GROUND FLOOR CLOAKROOM

Comprising low level w.c, vanity hand basin floor to ceiling tiling, radiator, tiled floor obscure glazed window, corner mirrored wall mounted bathroom cabinet.

UTILITY ROOM 6'11" x 6'6" (2.11 x 1.98)

With work surface, oil-fired boiler (providing the property with central heating and hot water), plumbing for washing machine, tiled floor, glazed door leading to outside and window overlooking garden area,

FIRST FLOOR LANDING

Split-level landing with window and fitted carpet.

BEDROOM ONE 17'8" x 10'1" (5.38 x 3.07)

With radiator, fitted carpet, 2 x windows, Door leading into EN-SUITE SHOWER ROOM comprising corner shower, low level w.c, vanity wash hand basin with cupboards under, floor to ceiling tiling, obscure glazed window, mirror with shelf.

BEDROOM 2 13'4" x 9'7" (4.06 x 2.92)

With fitted carpet, radiator, window.

BEDROOM THREE 9'11" x 7'7" (3.02 x 2.31)

With fitted carpet, radiator, window.

FAMILY BATHROOM

Comprising panelled bath with shower over with side glass panel, vanity hand basin with cupboards under and mirror over, low level w.c, tiled floor, floor to ceiling tiling and obscured glazed window.

OUTSIDE

Double gated driveway entrance with ample PARKING for two/three vehicles and a PATIO SEATING AREA to the rear.

SERVICES & ADDITIONAL INFORMATION:

Tenure: Freehold

Mains electricity, Oil-fired central heating.

Mains Drainage

DIRECTIONS:

From Bideford Quay proceed on the A386 Torrington road and as approaching Landcross take a turning right by the old converted chapel signposted to Buckland Brewer and Parkham. Continue on this road for approximately 7 miles until reaching a turning right signposted to Parkham. Take this turning right going around the sharp bend up the hill until coming into the village. At the T-junction take a left hand turning, continue into the village then taking the next left signposted to the Old Penhaven Hotel (which is no longer a hotel). There is an un-made stoney drive to the right-hand side, take this road and continue to the virtual end of this driveway and if you round the corner Well Cottage is the first property on your left-hand side with a nameplate clearly displayed.

MEASUREMENTS

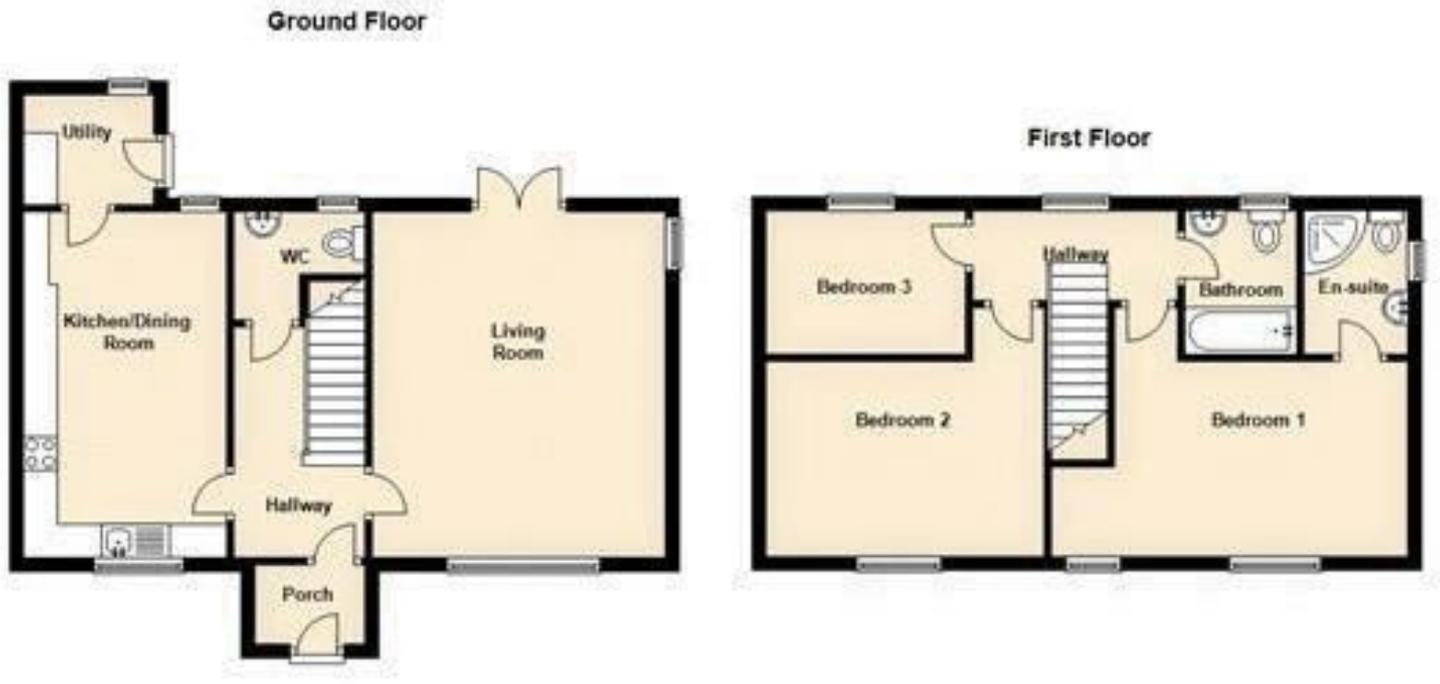
While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

Consumer Protection and Unfair Trading Regulations

The Agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the

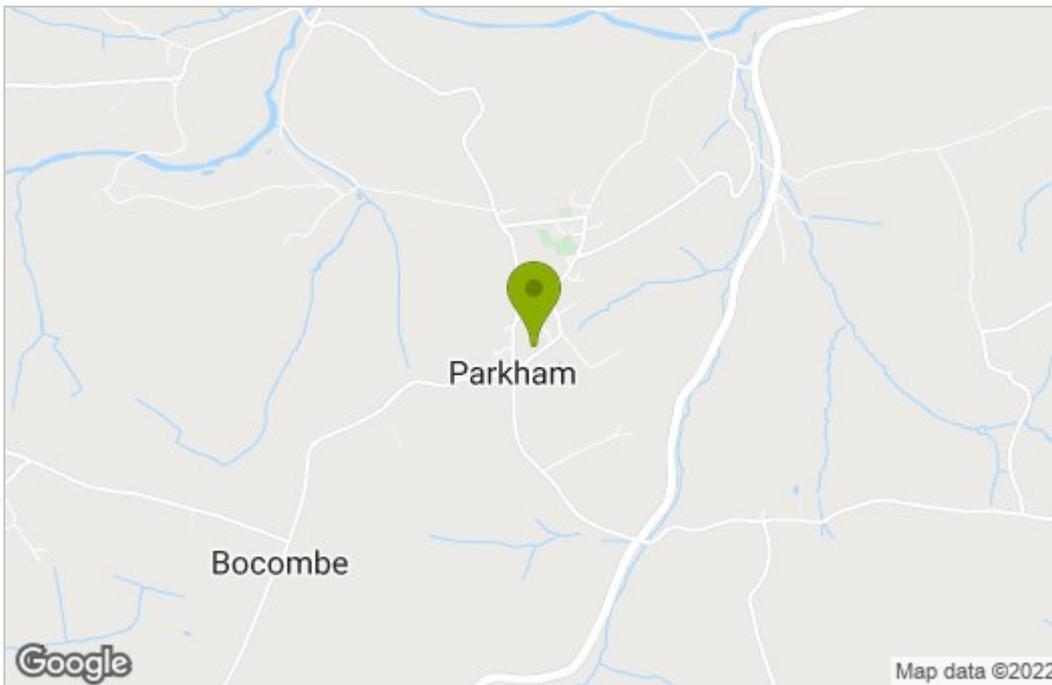
Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Plan



All dimensions are estimates only and may not be exact measurements. Square Meters are approximate. Supplied by Convert EPC Surveyors
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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