



Willow Cottage Penhaven Estate, Bideford, EX39 5PL

Asking Price £149,950

A 1 Bedroom Cottage ideal for first-time buyers or for a holiday let / 2nd Home. Willow Cottage is on the Penhaven Estate which is situated in the popular village of Parkham just a short drive from Bideford. The property is being sold with no ongoing chain and has allocated parking for 2 cars.

Description

Willow Cottage is one of five ex-holiday cottages set on the Penhaven Estate. The property has full residential status so could be used as a full-time residence / 2nd home or holiday let.

The ground floor of Willow Cottage is open plan with a kitchen area that has a breakfast bar and a living area that has more than enough space for a lounge and dining areas.

The first floor consists of a double bedroom with an en-suite shower room.

The outside space for the property is situated to the front of the property where there are some tiered planting areas and a patio area. There are also two allocated parking spaces for this property.

The property is situated within the popular village of Parkham, which has a lively community spirit centred around the village hall. In addition, there is a primary school, a 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 center of North Devon with both towns providing a good range of shops, amenities and recreational facilities).

Living Area 19'11" x 13'0" (6.092 x 3.976)

A versatile space that has enough room to fit lounge furniture as well as a small dining table. The kitchen is equipped with plenty of storage space as well as a built-in hob, and microwave oven. The lounge/dining area will be carpeted while the entrance area has slate tiles and the kitchen has laminate flooring. Stairs lead to the first floor and the under-stairs cupboard houses the modern immersion heater. UPvc double glazed windows to front elevations.

Landing

The landing provides access to the bedroom and ensuite. The flooring will be carpeted

Bedroom 10'6" x 12'2" (3.21 x 3.73)

The bedroom comes with a fitted wardrobe and a handy vanity counter. uPVC window to front elevation and engineered wood flooring.

Ensuite Shower Room

A well-equipped en-suite with a large shower as well as a modern sink and toilet.

Outside Space

A new fence provides a private courtyard space with a tiered planting area and a patio area. The property has allocated parking outside the front garden area.

Tenure and Services

The Freehold of the property is being sold. The Property is situated on the Penhaven Estate and this site is currently having 14 houses built on it therefore there may be site noise and disruption for around 12/18 months.

The property is heated via electric programmable heaters.

The council tax band is B.

Mains water and electric are connected.

It is our understand Parkham gets around 70mbps broadband download speed.

Consumer Protection and Unfair Trading Regulations

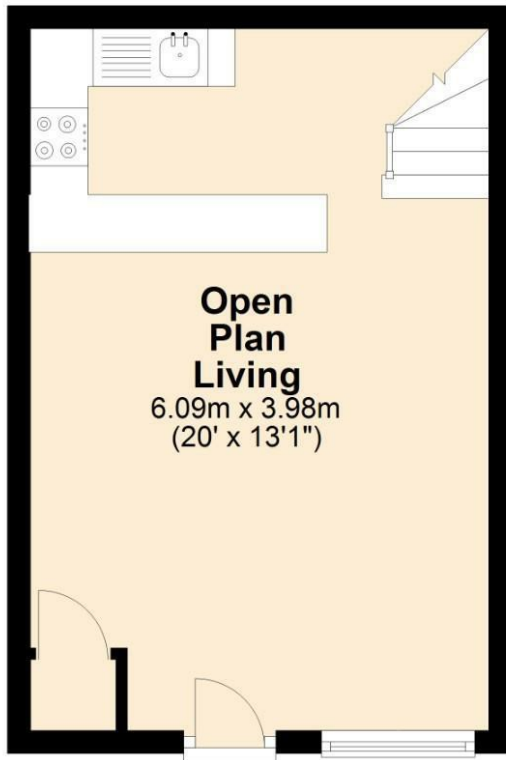
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

Measurements

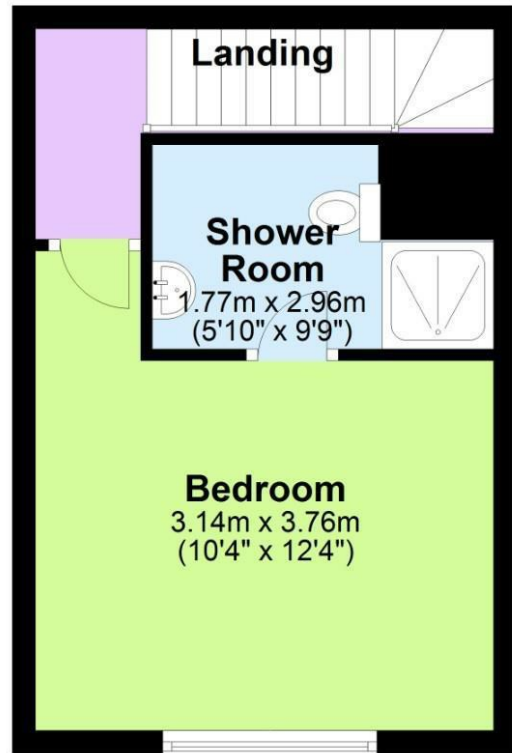
While we endeavor to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

Floor Plan

Ground Floor





First Floor



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<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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