



## 4 The Beeches, Woolsery, Bideford, EX39 5TY

Offers Over £400,000

- Large Detached Bungalow
- Footsteps from the Heart of The Village
- South Facing Garden
- Stylishly Presented
- Cosy Woodburner
- On a Select Development
- Large Level Plot
- Ample Off Road Parking
- Large Reception Space
- No Onward Chain!

## 4 The Beeches, Bideford EX39 5TY

Morris and Bott are delighted to offer this spacious detached three bedroom bungalow, in the much sought after select Beeches development in the heart of Woolsery. The bungalow has been stylishly presented and enjoys well-proportioned accommodation on a generous plot. Number 4 is one of 5 bungalows in this highly regarded development that is just footsteps from the heart of the village of Woolsery. The village has and continues to undergo huge investment, offering what is considered one of the finest village Inn's in the area, with clientele travelling for miles to appreciate the food. This home must be seen to be appreciated.



3



2



1



E

Council Tax Band: D



## Overview

This stylishly presented, generous three-bedroom bungalow is a must see in the heart of the sought after village of Woolsery. Offering generous reception space and three good size bedrooms. This large plot benefits from a private south facing rear garden, with garage and ample off-road parking.

## Living/ Family Room

22'8" max x 20'9" max

This spacious room benefits from a double aspect and is flooded with natural light. The attractive brick and slate fireplace with its multifuel burner inset, offer a real focal point for the room and make this an ideal space for entertaining all year round.

## Kitchen

9'4" x 9'2"

This has been fitted with a range of matching hand and eye level units with built in dishwasher and space for an oven. A delightful south facing aspect onto the private enclosed garden, with the church tower proudly sitting in the background.

## Breakfast Room

9'4" x 8'11"

This space flows perfectly from the kitchen area, giving it a real social feel, with ample room for informal dining.

## Master Bedroom

15'4" x 12'11"

The generous double room enjoys a south facing aspect with French doors that open out onto the rear garden. Benefitting from private en-suite shower room and ample fitted storage.

## En-Suite Shower Room

Fitted with a matching suite comprising a shower, low level WC and wash hand basin.

## Bedroom 2

13'6" x 8'3"

A good size double bedroom.

## Bedroom 3

9'7" x 8'7"

A further good size bedroom with built in storage.

## Family Bathroom

Fitted with a matching suite comprising of a bath with shower over, low level WC, bidet and wash hand basin.

## Utility Room

This handy area has been fitted with a range of matching units to the kitchen, with sink and space and plumbing for white goods. The utility offers handy access out onto the rear garden.

## Garage

18'1" x 9'10"

This well-proportioned garage is accessed via an up and over door with handy personal access into the home.

## Outside

Number 4 sits proudly within the middle of this large plot. Accessed via a shared private driveway up to the home with off road parking for 3 cars. The large front garden area has been opened out by the current owners allowing light to flood the bungalow. Handy side access to the enclosed rear south facing garden. Much like the front, the owners have opened out the plot and created a good size level lawn to enjoy the sunny south facing aspect. Delightful view over the rooftops of the centre of the village is enjoyed from the rear garden with the church tower proudly in the foreground with the rugged Dartmoor visible on a clear day in the distance.

## Services

Mains water and drainage. Multifuel burner and electric heating.





## Directions

From Bideford take the A39 towards Bude, pass through Fairy Cross and the Horns Cross, on approaching Bucks Cross take the left hand turning signposted Woolfardisworthy (Woolsery), follow the road until you enter the village of Woolsery. Go through the village passing the shop on your left hand side, until you reach the junction. Turn right at the junction and follow the road up until you reach the turning for The Beeches on your right hand side. Turn in to The Beeches and number 4 can be found towards the rear of the development on the right hand side.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

