



Yew Tree Cottage Parkham, Bideford, EX39 5PL

Price Guide £255,000

- Charming Character Cottage
- Open Plan Living
- Tastefully Renovated
- Off-Road Parking
- Council Tax Band B
- Stroll from The Village
- Holiday Let Potential
- Cosy Log Burner
- Low Maintenance Patio

Yew Tree Cottage , Bideford EX39 5PL

Morris and Bott are delighted to introduce this charming character cottage occupying a tucked away position within the ever popular village of Parkham. The current owners have tastefully renovated throughout showcasing a wealth of attractive character features while still offering the perfect blend of contemporary style living. In brief the property offers a very modern and well equipped kitchen & open plan living area, while on the first floor are two spacious bedrooms and a family bathroom. Outside the property offers off-road parking for two cars and a well maintained low maintenance courtyard. Yew Tree Cottage is sure to appeal to those seeking a first home, holiday escape or sound holiday let investment.



Council Tax Band: B



Ground Floor

Open Plan Living

22'3" x 16'8"

The open-plan living area presents a snug lounge corner with a cosy log burner on one side, while boasting a contemporary and fully-equipped kitchen on the opposite end. The kitchen offers a range of modern hand and eye level units housing a built in fridge/freezer, washing machine, dishwasher, single oven with separate hob and sink. There is also an understairs cupboard for additional storage.

First Floor

Bedroom One

13'6" x 9'11" narr. 7'7"

A spacious double bedroom with a Velux window and original beams.

Bedroom Two

11'2" x 9'3"

A further good sized double room with handy built-in wardrobes and window.

Bathroom

A modern three piece suite comprising a bath with shower over, low level WC, hand wash basin and heated towel rail.

Outside

The property benefits from off-road parking for 2 cars and also benefits from a low maintenance courtyard which can be accessed via the front. The patio area occupies a tucked away position and offers an easily maintained and manageable outside space.

Services

Electric heating, mains water and drainage.

Agents Notes

Yew Tree Cottage offers great potential as a holiday let, if you would like to find out more about the properties projected income, please contact Morris and Bott on 01237 459998.





Directions

From Barnstaple Join the A39 and head to Bideford. Immediately after the Torridge Bridge, at the roundabout, turn left towards Bideford and continue through the town. Continue along the Quay and proceed straight ahead at the next two mini-roundabouts towards Torrington. After approximately 1.5 miles, turn right signposted Littleham and Buckland Brewer. Follow this road without deviation for approximately 4 miles and take the second turning to Parkham at Parkham Cross into Brewers Hill. Following this road up the hill, then turn left onto Barton Road. Continue along the road and take your second left onto Rectory lane and into the Penhaven estate where the property can be found straight ahead.

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

