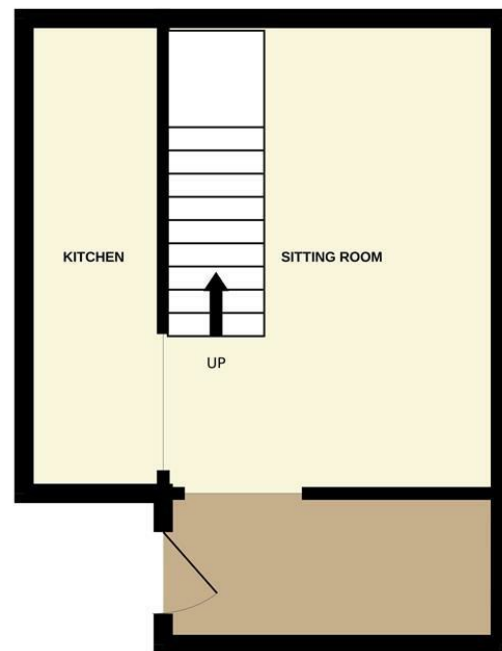
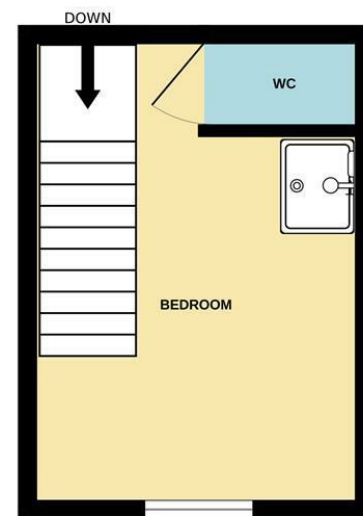


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

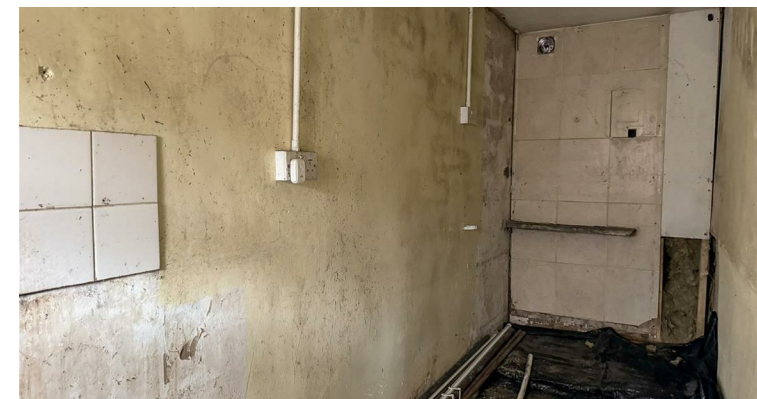
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1 Bed House - Terraced

Rockley Cottage Bishops Nympton, South Molton, EX36 4PL

Guide Price

£60,000



Overview

A rare and exciting opportunity to acquire a bijou period property that is ready for someone with vision, energy and a good builder on speed dial. Much of the hard and unglamorous work has already begun, with the property stripped back to allow a new owner to plan the layout, services and finish exactly as they wish. Properties like this rarely reach the open market in this condition, and for the right buyer this is the chance to create something truly individual rather than inherit somebody else's taste.

Inside, the ground floor is arranged as two rooms, generous in feel with an original fireplace surround retained and set aside for reinstatement. The rear room on the side lends itself beautifully to a kitchen.

Moving upstairs, the staircase rises to a landing which opens into a spacious double bedroom with a window to the side elevation drawing in good natural light. A shower enclosure is already in place, with clear scope to form a properly enclosed bathroom or to reconfigure the first floor entirely, subject to the usual consents. The proportions up here are inviting and, once plastered, insulated and finished, this will make a lovely private retreat.

Services: Mains water & Drainage. No electric

Agents note: Cash Buyers Only and there is no parking with the property.

Boundary Plan Disclaimer: The plan provided with the marketing is for illustrative purposes only. The boundary shown has been drawn by hand to give a general indication of the extent of the property and is not taken from HM Land Registry title plans or any formal survey. It is not to scale and no reliance should be placed upon it. Prospective purchasers should satisfy themselves as to the exact boundaries, ownership and any rights of way, easements or shared responsibilities by making enquiries of their own legal representative prior to exchange of contracts.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878



Room list:

Sitting Room
4.35 x 3.15 (14'3" x 10'4")

Kitchen
4.46 x 1.26 (14'7" x 4'1")

Bedroom
4.61 x 3.16 (15'1" x 10'4")

Shower & WC

Outside

The village itself has the benefit of a community run shop, village hall, parish church and primary school. The bustling market town of South Molton lies a short distance to the north west, providing an excellent range of everyday services including shops, primary and secondary schools, restaurants and cafés, together with a Sainsbury's supermarket, a health centre, recreational facilities and the community hospital. Everyday banking is available through the Post Office in the town.

The A361 North Devon Link Road is within easy driving distance, providing access to the larger regional centre of Barnstaple. Situated on the River Taw, Barnstaple is the largest town in North Devon. As the social centre there is plenty to do, whether it's meeting friends for dinner and a night out, taking in a show at the Queen's Theatre, or browsing the appealing mix of big brand shops and traditional family businesses along the High Street. As well as the High Street retailers and delightful boutique shops, other amenities include a train station, schools, hospital, cinema, museums, cafés, bars, restaurants, leisure centre and the Tarka Tennis Centre. With a stunning coastline and great countryside nearby, plus an array of local attractions, there's always plenty of things to do and places to visit. Exmoor National Park sits close at hand, offering superb walking and some of the finest riding country in the West Country, while the celebrated beaches at Croyde, Saunton and Putsborough make for an easy day out on the coast. Bishops Nympton is well situated, offering peaceful village life with the benefit of entertainment, restaurant and shopping amenities close by.