

GROUND FLOOR  
263 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.

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

From Bideford quay front, depart in an easterly direction as though out of the town, whereby at Heywood Roundabout turn left onto the A39. Proceed onwards continuing through Horns Cross and on to Bucks Cross, where at a crossroads turn left signed Woolserly. Follow this road into the village, where at a crossroads (by the school) turn right and then immediate left into Old Market Drive. Turn right into Copper Close and into the communal parking area.

**Looking to sell? Let us  
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for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## An Ideal First Time Purchase!!!

4 Copper Close, Woolserly, Bideford, Devon, EX39 5TR

Guide Price

**£135,000**

- Modern Terraced House
- Sought After Village Location
- Internal Inspection a must!!!
- Double Glazing
- Communal Parking Facility
- Garden with Shed
- Electric Heating
- Ideal for First Time Buyers!!
- No Onward Sales Chain!!!



## Room list:

**Living Room**  
4.45m maximum x 3.56m (14'7"  
maximum x 11'8")

**Kitchen/Diner**  
4.47m x 1.75m (14'8" x 5'9")

**Bedroom**  
3.05m x 2.74m, 1.52m (10' x 9,5")

**Bathroom**

## Overview

4 Copper Close is a modern 2 storey terraced house which benefits from double glazing and electric heating, and which is offered to the market with no onward sales chain. Pleasantly set within this ever popular village, the property is within easy reach of local amenities. The selling agents advise that this property is ideally suited for a first time buyer, and an early internal viewing appointment is recommended to avoid disappointment!!

Briefly the accommodation comprises of an open fronted entrance porch, leading to an entrance lobby, giving access to a 14'8" living room, with a staircase to the first floor, and a door leading to the kitchen/diner having fitted units and a breakfast bar. The first floor accommodation is a bedroom with an integral wardrobe, open views, and with a study area off (with restricted headroom), and a bathroom with a 3 piece suite with an airing cupboard.

The ever-popular village of Woolserly (Woolfardisworthy) has seen significant investment in recent years, but still retains its sense of community and thriving village life. It has an excellent Primary School, village shop/Post Office, historic church, modern village hall and Sports Centre. It also has a newly renovated thatched public house - The Farmers Arms. Not far from the Atlantic Academy secondary school on the A39, and a few miles from the coastal village of Bucks Mills, the village is within easy reach of the rugged North Devon coastline. The historic port town of Bideford, approximately eight miles distant, can be reached by car or a regular bus service and has a range of shops, amenities and services and offers easy access to nearby tourist locations such as Westward Ho!, Appledore and Instow. Barnstaple, the regional centre, is around 20 miles distant and offers a wider range of facilities, High Street shopping, the Tarka rail line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

## Outside

The property has a garden area on 2 sides, with a lawned area, paved patio area, paved pathways and a timber garden shed with power connected. There is a communal parking area serving only the properties within Copper Close.

## Services

Mains electricity water and drainage

## Council Tax band

A

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

