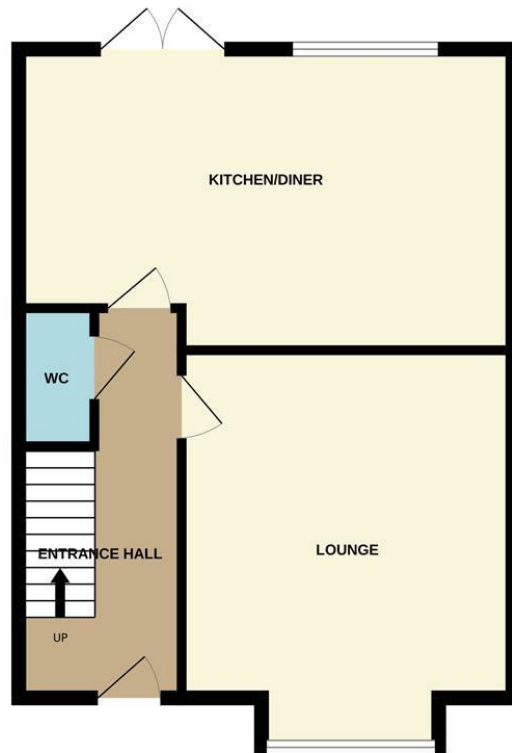


GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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A Well Presented Village House

1 Cross Park, Buckland Brewer, Bideford, EX39 5FR

Offers In Excess Of

£300,000

- Modern Detached Village House
- 3 Double Bedrooms
- Double Glazing
- Central Heating
- Surrounding Gardens
- Garage and Parking
- Rural Views
- Remainder of NHBC Warranty
- Must Be Viewed!!

Directions

From Bideford quay front depart in a westerly direction as though to Torrington on the A386. At Landcross turn right signed Buckland Brewer. Continue along this road (do not turn off) for approximately 5 miles, where after a bridge turn left following this road to Buckland Brewer. Continue into the village, passing the church on your left, and then turn left into Southwood Meadows. Take the 1st left into the cul-de-sac which brings you to Cross Park, where number 1 is easily identified by a number plate.

**Looking to sell? Let us
value your property
for free!**

**Call 01237 879797
or email bideford@phillipsland.com**

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall with WC off

Lounge

4.22m minimum x 3.73m (13'10" minimum x 12'3")

Kitchen/Diner

6.02m x 3.66m (19'9" x 12')

Master Bedroom

4.22m minimum x 3.91m maximum (13'10 minimum x 12'10 maximum)

En-suite

Bedroom 2

3.96m x 3.89m maximum (13' x 12'9 maximum)

Bedroom 3

2.87m x 2.74m (9'5" x 9)

Bathroom

Overview

Welcome to the market 1 Cross Park, Buckland Brewer - a recently constructed detached 3 bedroomed house, benefitting from the balance of an NHBC warranty, set on a bold corner plot with a garage and parking, and is located to the edge of this highly sought after North Devon Village. The double glazed and centrally heated spacious accommodation is on 2 storeys, and from the rear elevation has pleasing rural views across North Devons undulating countryside. Ideally suited to provide a comfortable family residence, your early internal inspection is advised to avoid disappointment!!!

Briefly the accommodation comprises of a spacious entrance hall with a WC off, a delightful lounge with a feature bay window, a well appointed kitchen/diner with integral appliances, and double doors leading outside, whilst to the first floor are 3 generous sized bedrooms (the master having an en-suite shower room), along with a bathroom with a useful store cupboard.

Buckland Brewer has a rich agricultural heritage, and is a short walk from the property . There you will find a shop, community hall, primary school, church and chapel as well as the highly regarded Coach and Horses pub. Just a short drive away is the town of Bideford, located on the banks of the River Torridge, and houses a wide range of facilities. Approximately 30 minutes driving distance away is Barnstaple, North Devons Regional Centre, located on the banks of the Rivers Taw and Yeo, and houses the areas main shopping business and commercial venues.

Services

All Mains Services Available

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

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

