



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

**THE RETREAT POLICEMANS HILL, BISHOPS TAWTON
BARNSTAPLE, DEVON, EX32 0DJ**

Chequers Estate Agents are delighted to offer for sale this quaint grade II listed 'chocolate box' characterful cottage, located in a tucked away from passing traffic in the hub of Bishops Tawton within easy reach of a traditional thatched Inn & lovely walks at Codden Hill. Benefiting from a small front garden, this cottage really is a rare find.

£199,950

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

COUNCIL BAND B



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk



- Characterful Cottage
- Small front garden
- Highly sought after village location
- Bustling with characterful features.



Chequers Estate Agents of Barnstaple are delighted to offer for sale 'The Retreat'. 'The Retreat' is a grade II listed chocolate box characterful cottage. This pretty cottage enjoys a tucked away position within the sought after village of Bishops Tawton. It is situated away from passing traffic and is within a hundred yards of a traditional thatched village Inn.

'The Retreat' has accommodation arranged over two floors and comprises on the ground floor – open plan lounge/kitchen, a bathroom and a useful storage cupboard. A staircase leads from the ground floor to the first floor where there are two rooms. lounge has exposed beams and a pretty window which overlooks the garden. Outside, there is a walled garden which is paved with shrubs and flower borders. The cottage has scope for some updating if desired.



The availability of a detached cottage like 'The Retreat' is rare to find especially in such a location as Bishops Tawton and if you are seeking a home which has character and a tucked away position, then this pretty home may well be of interest. Appointments to view are recommended and can be easily arranged by contacting Chequers Estate Agents of Barnstaple, the vendors sole agents on 01271 379314

Bishops Tawton is a popular and desired village with a great primary school, pub, church and a bus service to Barnstaple town centre. The village square is overlooked by the pretty thatched pub. The village also lies between Codden Hill and the beautiful Taw Valley where there are excellent walks. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further Sandy beaches and coastal walks at Saunton, Croyde and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.



FRONT DOOR TO

ENTRANCE HALL

Power points, door to useful shelved storage cupboard.

BATHROOM

Wooden glazed window to side elevation. Fitted with a modern shower in a tiled surround. WC and Vanity sink unit with cupboard space below. Appliance space and plumbing for the washing machine, Radiator.

OPEN PLAN LOUNGE / KITCHEN-DINER 14'6 X 13'10 (4.42M X 4.22M)

A pretty room with beamed ceiling and a feature fireplace with a timber mantle over, Pine unit with marble top and under cupboards. single drainer sink unit, tiled splashback, gas cooker, Under worktop refrigerator, power points, Cupboard larder with 4 pull out shelves and a slate floor. radiator, cottage window overlooking the front garden.

DOG LEGGED STAIRCASE

BEDROOM ONE 15'8 X 8'4 (4.78M X 2.54M)

A spacious room enjoying a dual aspect with views over neighbouring rooftops with the Taw Valley countryside in the distance, power points, radiator, exposed beams, door from bedroom one to

ROOM TWO. 11'2 X 5'10 (3.40M X 1.78M)

Power points, exposed beam.

OUTSIDE

There is a walled courtyard garden with a paved patio sitting area with shrubs beds bordering.

Please note the property has mains drainage, gas, electric and water.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.