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WESLEY HOUSE, BUCKLAND BREWER, BIDEFORD. EX39 5LW

GUIDE: £165,000

Semi detached 3 bed characterful home in need of comprehensive refurbishment and modernisation. Offering generous well proportioned accommodation which is complimented by a secluded side garden. Occupying a pleasant location within the heart of this popular village community and available with no onward chain.

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The village of Buckland Brewer is surrounded by miles of unspoilt countryside yet remains within easy access of the North Devon coastline and local beaches. The Port and Market town of Bideford is situated some 6 miles away to the south and Great Torrington is being of a similar distance to the east.

The village itself is supported by a charming thatched pub, community shop and social centre, village church and junior/infants school.

SERVICES: Mains water, electricity and drainage. Calor gas fired central heating. Upvc double glazed windows.

COUNCIL TAX BAND: B **TENURE:** Freehold

DIRECTIONS TO FIND: From Bideford proceed southwards out of town as towards Torrington. After approximately 1 mile take the turning right (by the former chapel) signposted to Buckland Brewer, Bradworthy etc. Follow this route whereupon after a sharp left-hand bend take the turning on the left as signposted to Buckland Brewer. Upon reaching the village continue past the church (on the left-hand side) and then take the right-hand turning opposite the old telephone box signposted to the village shop and the property will be found tucked away on the right-hand side behind 'The Old Village Store'.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

Wooden entrance door gives access to:-

ENTRANCE PORCH: Electric meter. Upvc double glazed inner door to:-

ENTRANCE HALLWAY: Partially vaulted ceiling. Staircase to first floor. Central heating radiator. Modern electric consumer unit. Doors to the living room, dining room and:-

KITCHEN/BREAKFAST ROOM: 14' (4.29m) x 12'3" (3.74m) 'L' Shaped working surface incorporating stainless steel single drainer sink unit and 4 ring ceramic electric hob (extractor hood over) with cupboards, drawers and recess space for appliances under together with electric oven. Shelved larder style cupboard. Matching wall cabinets. Central heating radiator. Upvc double glazed window. Vinyl floor covering.

DINING/SITTING ROOM: 12'6" (3.83m) x 9'10" (3.01m) Upvc double glazed window. Picture rail display shelf. Central heating radiator. Carpet as laid.

LIVING ROOM: 16'1" (4.92m) x 14'11" (4.56m) Feature open fireplace with inset multi fuel burner. Large understairs storage cupboard with fitted shelving and upvc double glazed window. Central heating radiator. Upvc double glazed windows. Vinyl flooring. Upvc double glazed door to a small enclosed **COURTYARD** area.

FIRST FLOOR

LANDING: 3 Upvc double glazed windows. Access hatch to loft space. Central heating radiator.

BEDROOM: 12'7" (3.86m) x 8'3" (2.53m) 2 Upvc double glazed windows. Central heating radiator. Carpet as laid.

BATHROOM: 12'7" (3.85m) x 7'8" (2.35m) narrowing to 5'7" (1.72m) Obscure upvc double glazed window. Low level wc. Pedestal wash hand basin. Panelled bath with tiled surround. Built-in double cupboard with fitted shelving, radiator and wall mounted gas combination boiler. Picture rails. Central heating radiator.

INNER BALUSTRADED LANDING: Further access hatch to loft space.

BEDROOM: 9'8" (2.96m) x 8'4" (2.55m) plus recess. Upvc double glazed window. Fitted recessed wardrobe. Central heating radiator.

BEDROOM: 'L' Shaped. 12'11" (3.96m) x 10'2" (3.12m) plus 6'8" (2.04m) x 5'1" (1.56m) Upvc double glazed window. Picture rails. Central heating radiator. Carpet as laid.

EN-SUITE SHOWER ROOM: Obscure upvc double glazed window. Low level wc. Pedestal wash hand basin. Shower cubicle with mains fed shower. Built-in cupboard. 'Heatstore' fan heater. Vinyl flooring.

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OUTSIDE

The property has the use of a concreted driveway/hardstanding allowing off street parking which leads to an open courtyard area with access to the front entrance door and gated access to the garden.

The garden, approximately 50' (15.2m) x 18' (5.4m) is to the most part paved and offers a high degree of privacy being surrounded by natural hedging and wooden fencing. Calor gas connection point.

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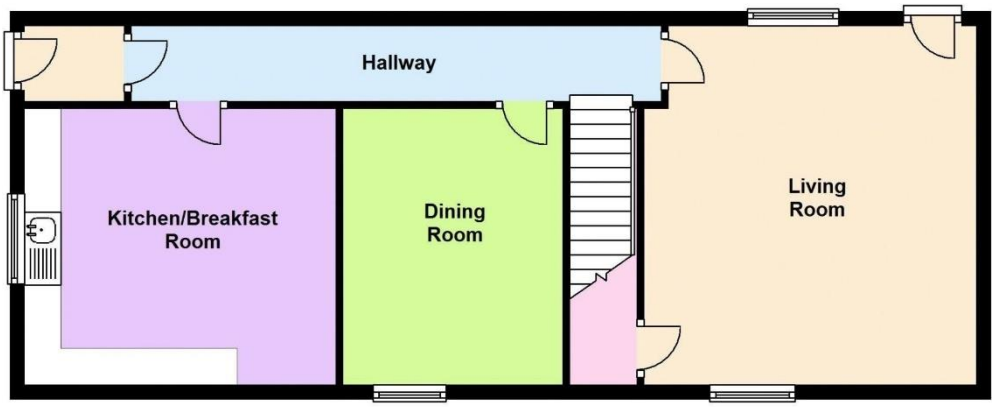
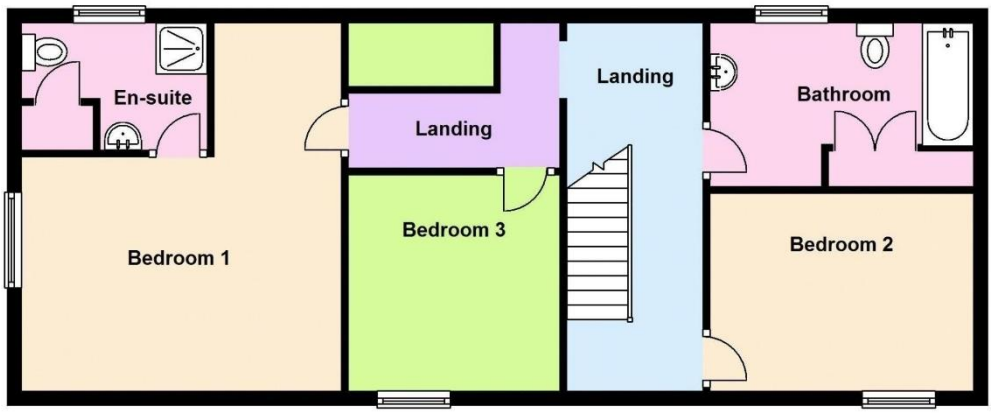
Ground Floor



First Floor



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 128 sq. metres (1,377 sq. feet)

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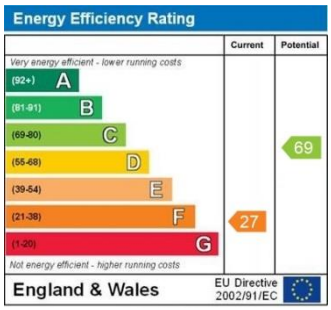

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