



57 Mount Pleasant, Bishops Tawton, Barnstaple, Devon, EX32 0AQ





57 Mount Pleasant, Bishops Tawton, Barnstaple, Devon, EX32 0AQ

Guide Price £275,000

Situated in an elevated position in this favoured village close to Barnstaple - A modern but nicely matured detached three bedroom bungalow with terraced front and rear gardens.

The property is situated in a well established residential area with many properties upgraded on an elevated site with far reaching views over the Taw Valley. The property is approached over 32 steps, which finishes in wide decking to the front of the bungalow with a detached garage and parking space at street level.

Bishops Tawton is a favoured and sought after village only 2 miles from Barnstaple, the regional centre of North Devon. The village itself has some useful amenities including well know restaurant/public house, primary school and historic church as well as lovely walks over Codden Hill.

57 Mount Pleasant, Bishops Tawton, Barnstaple, Devon, EX32 0AQ

Detached Bungalow
Three Bedrooms
Favoured Village Location Of Bishops Tawton
Superb Views Over The Taw Valley
Elevated Position
Quiet Location



The Accommodation

Entrance Hall

3.34m x 1.68m (10' 11" x 5' 6") Meter cupboard, built-in cupboard. 4 steps to Bedrooms.

Lounge

4.8m x 3.37m (15' 9" x 11' 1") Dual aspect with far reaching views over the wooded slopes of the valley and River Taw. Patio doors to front terrace with sun decking. Feature fireplace with fuel effect gas fire and tiled hearth. Archway to Dining Room.

Dining Room

2.94m x 3.11m (9' 8" x 10' 2") Door to

Utility Room

3.13m x 1.37m (10' 3" x 4' 6") With sink unit and plumbing for automatic washing machine. Door to outside.

Kitchen

3.08m x 2.87m (10' 1" x 9' 5") With inset sink, working surfaces, cupboard housing gas fired boiler, Zanussi cooker and hob with extractor hood, eye-level cupboards. Door to rear.

Inner Hallway

With access to roof space.

Bedroom One

4.35m x 3m (14' 3" x 9' 10") (Rear)

Bedroom Two

3.36m x 3m (11' 0" x 9' 10") (Front) With far reaching views.

Bedroom Three

2.5m x 3m (8' 2" x 9' 10") (Side)

Bathroom

With panelled bath, shower mixer and W/C.

Outside

At street level is a Detached Garage with electric along with car standing space alongside. Steps flanked by bushes and shrubs lead to the terrace at the front of the bungalow with awning outside of the lounge. There is a side access path to the rear, with a store shed, and steps to a raised patio, giving further extensive views. The rear garden is well laid out with mature shrubs and bushes, and the option of further areas for garden seating.

Viewing

Viewing Strictly By Appointment Only.

SERVICES

Services: All Mains Services Connected.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Rating: D.

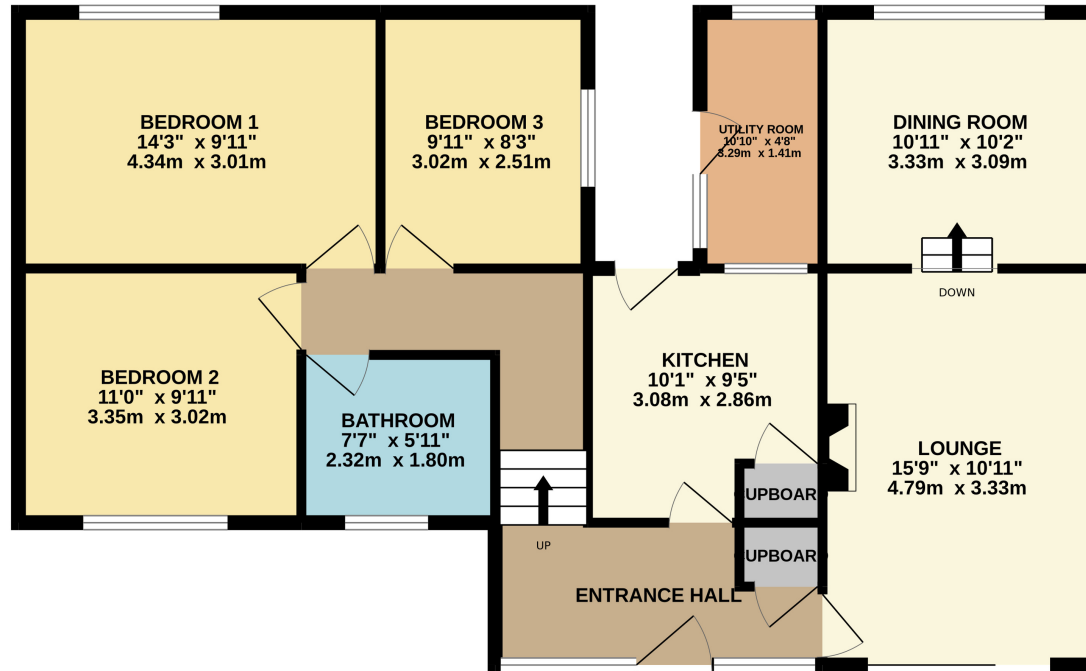
DIRECTIONS

To locate, please follow SatNav reference EX32 0AQ.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR



Made with Metropix ©2022

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

