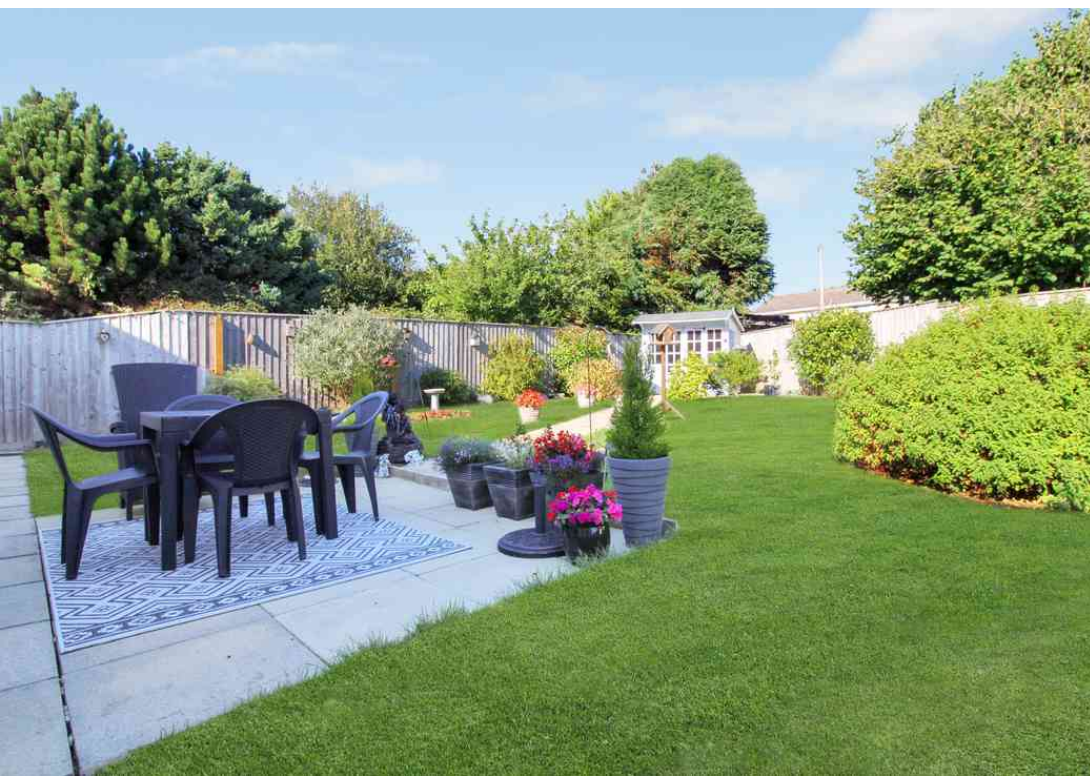




Cornborough, Tews Lane, Bickington, Barnstaple, Devon, EX31 2JU





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£650,000

We are proud to offer to the market this beautiful chalet bungalow. With accommodation across 2 floors the house offers flexible and accessible living. Being architect designed and built only 9 years ago by a local builder, the specifications take account of modern living providing a fantastic sense of space and comfort. The property has the benefit of underfloor heating throughout the ground floor. There are 4 good sized double bedrooms within the property, two of which have en-suite bathrooms. The bedrooms offer excellent built-in storage and should be seen to fully appreciate their generous size and thoughtful layout. All of the rooms to the rear of the house have access out into the garden including sliding doors and french doors to the rear downstairs bedroom. There is a downstairs family sized bathroom making this an ideal home of for those who need accessible ground floor accommodation.

The spacious nature of the house will be fully appreciated on viewing, the modern build means the home has been set up with convenience in mind. The separate reception space is bright and welcoming and cosy in the winter, while the open plan kitchen / diner is spacious and well-equipped. There is additional utility space and separate w/c. The utility has both rear access to the garden and direct access into the garage. The large garage space can accommodate both car and storage and has an electric automated door.

Tews Lane is a quiet residential road situated in Bickington within a convenient location to the local shops, pub, restaurant and nearby villages including Fremington. Barnstaple is within short driving distance and easily accessible via a regular bus service giving access to the town centre, which offers a variety of banking, schooling and recreational facilities including a theatre, cinema, the new leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A39 Atlantic Highway provides convenient access to the M5 motorway network and beyond.

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4 large bedrooms
2 bedrooms are en-suite
Family Bathroom & Ground Floor W/C
Large Kitchen and Dining Space Open Plan Living
Bright and spacious reception room
Separate utility room with garden access
Large Garage & Off Road Parking
Beautifully maintained accessible garden
Quiet yet convenient location
Modern build



Ground Floor

Entrance Hall

Lounge

4.52m x 4.15m (14' 10" x 13' 7")

Kitchen/Dining Room

5.89m x 6.48m (19' 4" x 21' 3")

Bedroom 3

5.13m x 4.75m (16' 10" x 15' 7") 4.51m x 3.4m (14' 10" x 11' 2")

Family Bathroom

3.56m x 2.36m (11' 8" x 7' 9")

Bedroom

4.51m x 3.4m (14' 10" x 11' 2")

Utility Room with W/C

4.04m x 1.9m (13' 3" x 6' 3")

First Floor

Bedroom 1

4.52m x 5.86m (14' 6" x 19' 3")

En-Suite Bathroom

2.89m x 2.74m (9' 6" x 9' 0")

Bedroom 2

3.9m x 5.86m (12' 10" x 19' 3")

En-Suite Bathroom

2.89m x 2.42m (9' 6" x 7' 11")

Outside

To the front of the property there is a gravelled front garden area and private driveway parking. The rear garden is of a large size being mainly laid to lawn and complimented by two seating areas. A pathway leads to the Summerhouse. Pedestrian side access.

Double Garage

5.81m x 5.48m (19' 1" x 18' 0") With electric door. Courtesy door to Utility Room.

SERVICES

Services: All Mains Services Connected. Gas, Electric and Water.

Council Tax Band: F

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

EPC Rating: B

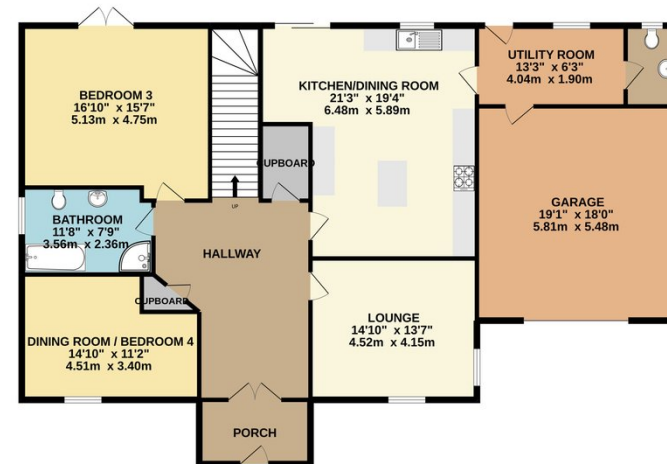
DIRECTIONS

Directions. If approaching from Barnstaple head up A3125 Stickepath Hill, carrying straight on (2nd exit) at the Esso Garage roundabout. Continue on the Bickington Road, taking the 2nd exit at the 'Cedars' roundabout, signposted to Instow. Follow the road to Bickington, you will pass a car dealership on your left and Tews Lane can found on the left immediately preceeding 'The Old Barn Inn' on the corner. Turn into Tews Lane and Cornborough can be found on the left hand side.

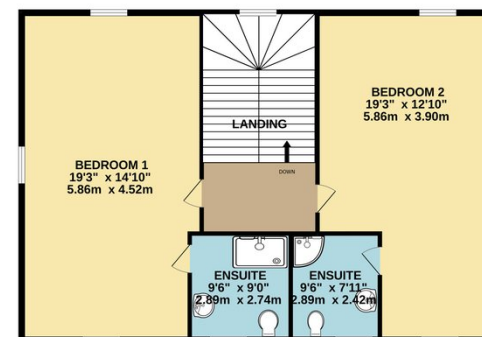
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Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR



1ST FLOOR



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



