



1 Trenance, Westacott

A WORLD AWAY...

Tucked away in this little hamlet is a two bedroom detached bungalow in need of refurbishment or extension and an additional barn with potential for conversion (subject to planning consent) set in a convenient rural location in a well proportioned plot. Would work well as a holiday home, letting or permanent residence.

THE LOCATION

Positioned in the sought after hamlet of Westacott just on the outskirts of Barnstaple, the property provides a rural setting with the convenience of local amenities nearby. Barnstaple town centre is just a five minute drive from the property. Orchard Vale Primary and community school and a regular bus service to town are less than a 5 minute walk. It is also around a half hour's drive of Exmoor National Park and the beaches around Woolacombe, Croyde and Saunton,

THE OPPORTUNITY

The detached bungalow is in need of some refurbishment and modernisation but until very recently has been let on a long term basis and would make a lovely home. It also has potential, subject to planning consent, to be extended or



redeveloped to create a larger home perhaps linking up with the barn nearby. The barn itself (5.14m x 7.6m) also has potential, subject to planning consent, for conversion to a dwelling, either incorporated into one large dwelling or as a stand alone dwelling for residential or holiday use or home office/workshop.

Inside the bungalow has a small shower room and galley style kitchen with gas hob (Bottled gas) and integrated fridge freezer. This leads you into a light and bright living room with gas fire (bottled gas) and lovely french style double doors out to the rear patio.



WESTACOTT
NURSERIES
ESTD 1890



An inner lobby with airing cupboard leads to the two double bedrooms, one with handwash basin and walk in wardrobe. Both bedrooms have lovely views over the gardens. The heating is currently electric storage heaters and an emersion heater for hot water.

The property has a well proportioned garden mainly laid to lawn with steps up to the front garden with mature trees and shrubs. The rear garden has a raised concrete patio area with steps down to an enclosed lawn and further steps down to a sunken garden and covered patio area which backs onto the barn. The rustic covered patio area would make a superb entertaining space for al fresco dining and family barbecues.

The driveway currently has space for at least two cars or a car and motor home depending on the size of the motorhome, with one parking area covered. The property is accessed via a lane shared with just one neighbour.

IMPORTANT NOTE: The immediate neighbour has had planning granted to demolish a bungalow to create a 4 bedroom detached house and building work has commenced with the bungalow now demolished and groundworks in place. However, the owner would consider selling the property in tandem with the sale of this property if this suited the buyer and has instructed us to take any interest in this option. Please ask us for further information.



METHOD OF SALE

The property is being offered for sale via a Modern Online Auction. Once registered and authorised, buyers are invited to place bids over the starting bid price. An undisclosed Reserve price is set by the seller and the property will not sell below this reserve figure.

At the end of the auction, the highest bidder will enter into a reservation contract and proceed to exchange contracts within 20 days (unless otherwise agreed with the seller)

The Reservation fee is 2% (plus VAT) of the purchase price (subject to a minimum of £5000 plus VAT). An Auction legal pack including the Reservation Contract is available to all registered buyers. Please contact us for more information.

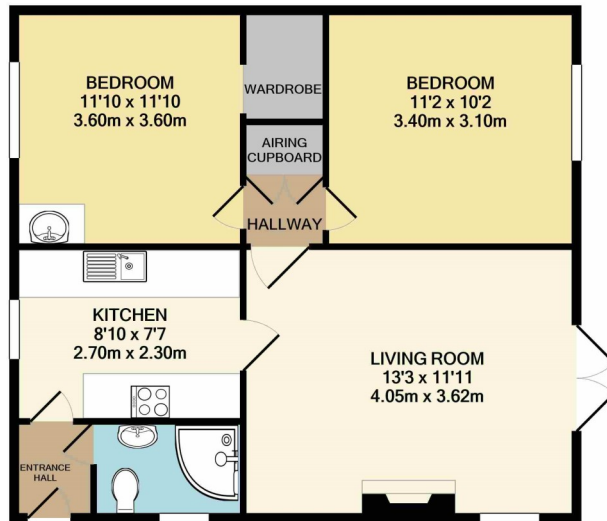
AGENTS NOTES

The property is Freehold. Council Tax Band B. EPC rating D.

VIEWING BY APPOINTMENT ONLY Contact sole selling agent Nic Chbat of Match Property estate agents.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RESIDENTIAL LETTING

The North Devon rental market is thriving but with a shortage of available homes. This property has previously been let on a long term basis and would make a good long term investment. Please ask for further information including rental projections.

HOLIDAY LETTING

North Devon is a superb holiday destination. This property and the barn could be well suited to tap into the local holiday let market (subject to planning consent) with many local attractions, beaches and Exmoor National Park nearby. Please ask for further information including rental projections.

LAND REGISTRY- An amendment to the title plan to reflect changes to the lane and garden are required and are underway. Delays with Land Registry are possible. Please ask for details.

Score	Energy rating	Current	Potential
92+	A		119 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

To view 1 Trenance

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