



Little Fosters, Eastacombe, Barnstaple, Devon, EX31 3NT

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BRITISH
PROPERTY
AWARDS

2017

GOLD WINNER

ESTATE AGENT
IN BARNSTAPLE



Little Fosters, Eastacombe, Barnstaple, Devon, EX31 3NT

£650,000

A spacious, light and well presented detached 4 bed bungalow on a generous plot with excellent southerly rural outlook. Situated in the quiet village of Eastacombe, a short drive from Barnstaple and the A39/A361 providing good access to all areas. Close proximity to beaches and easy access to the M5.

Gated access onto driveway, providing car parking for several cars and leading up to a good sized garage.

Front door into lobby leading into generous hallway with rooms off. 7m lounge with large sliding patio doors providing excellent rural views. Dining room, large fully fitted kitchen. Patio doors affording excellent views.

Rear hallway with utility room, separate w.c and shower room.

On the ground floor there are 3 bedrooms, one of which is a good study. Views from 2 of the rooms. Connected into the roof space is an impressive large master bedroom. At one end is a floor to ceiling window giving views over the garden to the countryside beyond. Extensive range of fitted wardrobes. Ensuite shower room.

There is a good sized garden and to the front is the driveway and parking. Lawned area with surrounding beds. Bin area. The rear of the garden is south facing overlooking fields and the countryside. Vegetable garden, various patio and seating areas, small pond, greenhouse and garden shed.

Oil central heating and septic tank.

This property should be viewed to fully appreciate the space on offer.

Little Fosters, Eastacombe, Barnstaple, Devon, EX31 3NT

Large 4 bed chalet bungalow
Large southerly facing garden
Excellent rural views
Driveway, parking and garage
Impressive ensuite master bedroom
Good order throughout
Spacious accommodation
Short distance to Roundswell and Barnstaple
Viewing recommended
Close proximity to beaches and easy access to the M5 via link road



Front Door into Lobby

Inner Door to Hallway

Spacious hallway with rooms off. Loft access (part boarded).

Lounge

7.36m x 4.23m (24' 2" x 13' 11") Spacious room with patio sliding doors giving excellent countryside views. Central woodburner.

Dining Room

4.19m x 3.23m (13' 9" x 10' 7")

Kitchen/Breakfast Room

7.96m x 3.20m (26' 1" x 10' 6") Large room with double patio doors to patio and door to garden. Excellent rural views. Fully fitted kitchen with integrated appliances. Extensive range of cupboards, drawers and work top surfaces.

Utility Room

3.89m x 1.95m (12' 9" x 6' 5") Cupboard space, sink and plumbing for washing machine. Range of fitted units. (Back door leading to the front of the property).

Entrance to Garage

WC/Shower Room

Walk in shower, w.c and sink.

Inner Hall

Understairs cupboard.

Stairs to First Floor

Family Bathroom

Bath with shower over, w.c and sink.

Bedroom 3

4.10m x 2.66m (13' 5" x 8' 9") Integrated wardrobes.

Bedroom 2

3.33m x 4.09m (10' 11" x 13' 5") Outlook to garden and rural views. Fitted wardrobes.

Bedroom 4/Study

2.55m x 3.12m (8' 4" x 10' 3") Outlook over garden and rural views

Upstairs to Master Bedroom 1

4.4m x 7.8m (14' 5" x 25' 7") Large light main bedroom set in the roof eaves with a large feature window giving extensive views over the garden and to the countryside beyond. Fitted wardrobe and drawers.

Ensuite

Walk in shower, w.c, sink. Fitted cupboard.

Outside

Gate access onto paved and gravelled driveway. Parking for several cars leading up to garage with electric roller door.

Lawned garden to the front with several flower beds.

Side bin storage and oil tank.

Large south facing garden benefitting from the sun all day. Extensive paved patio area to enjoy the view.

Vegetable garden, greenhouse.

Large level lawned area with central pond. Garden shed. Extensive flower beds.

Excellent rural views.

Property Facts

Vendor Position - Needs to find

Age of Property - 1960. Listed - No

Nearest Town - Barnstaple

Nearest Medical Centre - Barnstaple

Nearest Primary School - Roundswell

Nearest Secondary School - Barnstaple

Approx Rental Income PCM (if applicable) - £1500

SERVICES

Mains Water and Electricity. Oil fired central heating. Septic tank drainage.

Double Glazing.

Council Tax Band - E (North Devon District Council)

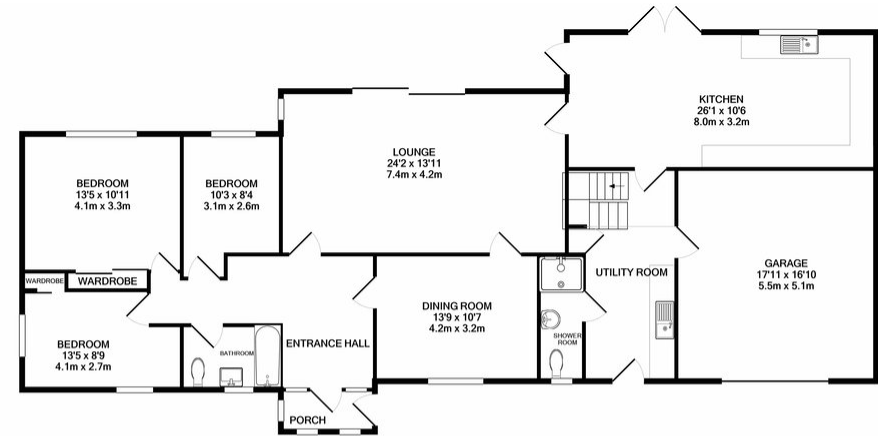
EPC Rating TBC

DIRECTIONS

From Barnstaple continue out of town and at the Roundswell roundabout continue onto the B3232 signposted towards Torrington. At the top of the Roundswell Hill turn left signposted to Eastacombe and the bungalow will be found a short way along on the right hand side.

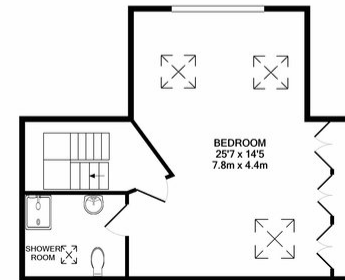
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GROUND FLOOR
APPROX. FLOOR
AREA 1866 SQ.FT.
(173.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2386 SQ.FT. (221.7 SQ.M.)
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1ST FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

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.



