



New Park Estate, Bridford, EX6

£ 295,000

A three bedroom, two reception property in the popular village of Bridford which, with some modernisation, would make a lovely rural family home. Subject to Devon Tie. No onward chain.

Winkworth

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Description....

A larger than average three bedroom, two reception property in the village of Bridford which with some modernisation would make a lovely rural family home.

The property;

A UPVC front door leading into the hallway with stairs rising to the first floor, understairs cupboard and doors leading to the large sitting room and downstairs bathroom.

The bathroom comprises a panelled bath, pedestal basin and WC with obscure glazed window to the front of the property.

The sitting room is a dual aspect room with stone fireplace and electric wall mounted heater. A door from the sitting room leads you into the kitchen, a large space with a selection of wall and base units and stainless steel sink. With re-configuration the space could accommodate a more contemporary kitchen with all modern appliances.

A door takes you out into the large rear garden, steps up to a paved seating area and then a large lawn with a pathway to the side.

There are several wooden sheds for storage.

Upstairs there are 3 good sized bedrooms.

The largest bedroom, a generous double, is at the rear of the property with built in cupboards and a wall mounted electric heater. The window allows views to the garden and fields beyond.

There is a smaller bedroom next door with rear views and another to the front of the property.

A small WC completes the upstairs rooms.

This has a basin and toilet and obscure glazed window to the front aspect.

Services and Connectivity;

Mains electric, water and sewerage

Broadband; Superfast 80 Mbps-80Mbps

Mobile; Indoor - limited coverage

Outdoor - likely, dependant on provider

Bridford is a thriving community with a very popular pub and its own village website highlighting community events.

AGENTS NOTE;

This property is subject to a Devon Tie which means that the person purchasing the property must live or work within the administrative county of Devon for the last three years.

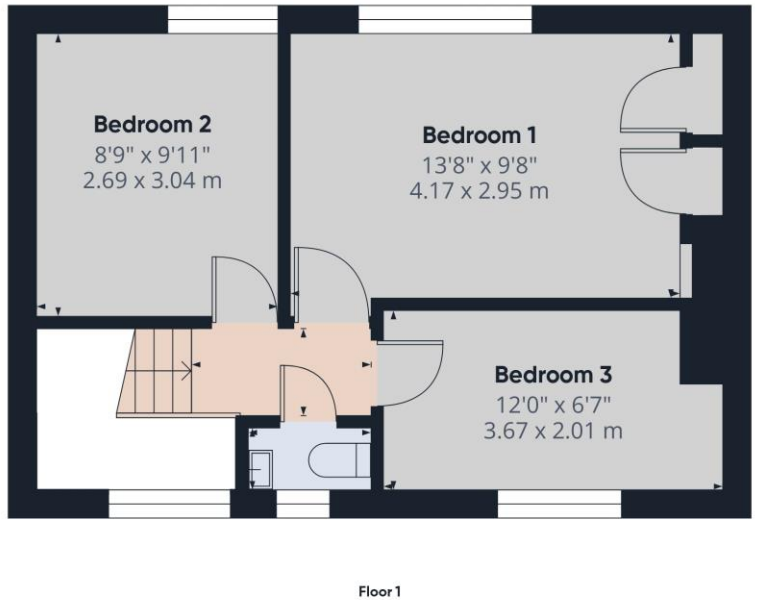
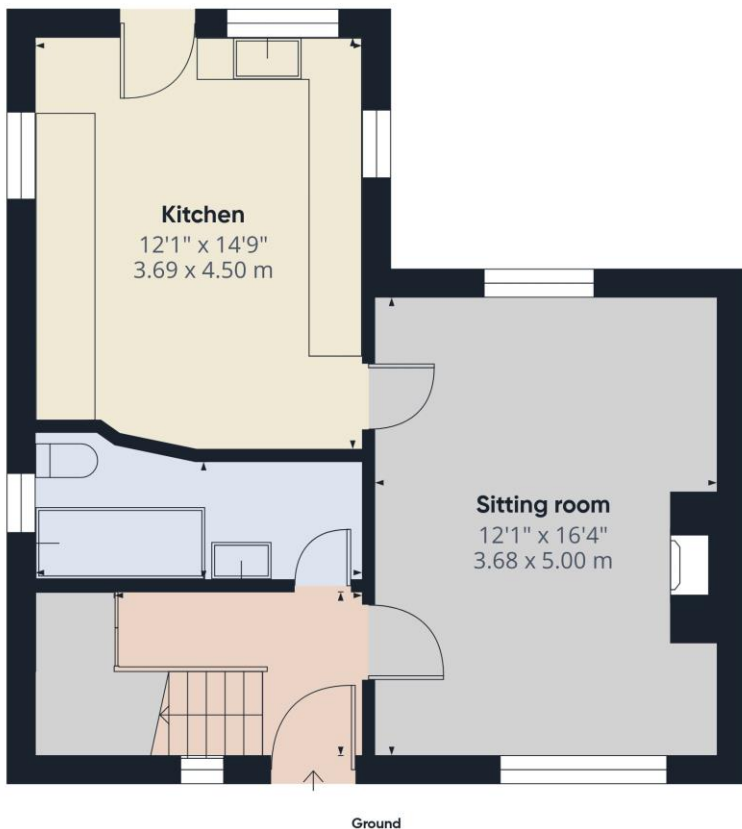


At a Glance...

Semi-detached Rural Property
 Sitting Room
 Large Kitchen
 3 Bedrooms
 Bathroom
 Larger than average garden
 Stunning Views
 Subject to Devon Tie
 No Onward Chain

PROPERTY INFORMATION:

Council tax Band: C
 Mains electric, gas, water and drainage.
 Broadband; Superfast 80 Mbps-80Mbps
 Mobile; Indoor - limited coverage
 Outdoor - likely, dependant on provider



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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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