



7 Southside, Crediton, EX17 6AZ

Guide Price £200,000

A SEMI-DETACHED BUNGALOW situated in a quiet village location offering TWO BEDROOM accommodation including a KITCHEN, SITTING ROOM and BATHROOM with OFF-ROAD PARKING and GARDEN. In need of some improvement.

SITUATION

Coldridge is a small village set above the Taw Valley in the heart of the Devonshire countryside. This friendly community is centred around an historical church, with a most attractive traditional Village Green. The nearby village of Winkleigh offers a comprehensive range of facilities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a primary school, and a wide range of social clubs and activities. Crediton lies to the south-east and offers further amenities including a good range of shops, supermarkets, banks, restaurants, a sports hall, tennis courts etc. The university city of Exeter, approximately 17 miles, offers the comprehensive range of shopping, educational and recreational amenities and facilities one would expect from Devon's major centre. Exeter also provides a fast Inter-city rail link to London and the Midlands, with a branch line connection from Lapford, an International airport and gives access to the M5 motorway

There are excellent recreational and sporting facilities in the area, including a new Leisure Centre in Winkleigh offering tennis, lawn green & short mat bowls, snooker and table tennis, with further Leisure Centres at Crediton, Okehampton, and Barnstaple, nearby fishing in the rivers Taw and Torridge, golf courses at Chulmleigh, Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three quarters of an hour's drive.

DESCRIPTION

7 Southside is a semi-detached bungalow occupying an elevated position situated in Coldridge, offering two bedroom accommodation including a light and spacious Living Room with lovely rural views, a Kitchen and a Bathroom. The bungalow was built in the 1960s and is of modern, grey brick faced construction set under an interlocking concrete tiled roof (AGENTS NOTE: the solar panels are owned outright by the vendor) with modern uPVC double glazed windows, doors, soffits, barge boards, fascias etc, ensuring minimal maintenance. 7 Southside would now benefit from a programme of modernisation and improvement including upgrading the heating, re-decoration and re-carpeting throughout. Outside and to the front of the bungalow there is allocated off-road parking for one small car with a lawned Garden to one side, whilst immediately to the rear of the bungalow there is a raised Garden which is mainly laid to lawn and would create a lovely Summer seating area, and a small brick built garden Shed (AGENTS NOTE: The neighbouring bungalows have a pedestrian right of way along the back of the property).

ENTRANCE

From a narrow lane leading to a parking area, a concrete path with some steps gives way to the Front Door opening into the

SITTING ROOM

A light and spacious Sitting Room with uPVC window to the front allowing lovely far-reaching rooftop views to open countryside in the distance, with doorway through to Bedroom one and a further doorway through to a small Inner Hall giving access to the second Bedroom, Kitchen and Bathroom. On one side is an electric living flame effect fire with tile surround and hearth and wooden mantle over (AGENTS NOTE: the chimney is fully lined for a woodburner, as one was installed previously), with built in cupboard to one side housing the hot water cylinder with slatted shelving over and electric immersion.

INNER HALL

A walk-way through to the Kitchen, Bathroom and Second Bedroom with tiled floor and central ceiling light

KITCHEN

With a range of matching wooden shaker style units to three sides under a granite effect worksurface with tiled splashbacks, including and incorporating a single stainless steel sink unit in one corner with pillar taps over, set below a window to the Rear, and inset four ring 'Indesit' electric hob with extractor fan over set between a range of matching wall cupboards and space and plumbing for a washing machine below. On one side is space and point for an undercounter fridge/freezer, whilst on the other side is a bank of storage cupboards housing a built in stainless steel electric single oven and grill, with a further small area of worksurface to one side and cupboard below. Kitchen is finished with central ceiling light and tiled floor. At one end an obscured half glazed uPVC Back Door leads out to the Rear Garden.

BEDROOM ONE

A double Bedroom with uPVC double glazed window to the front allowing lots of natural light and again allowing lovely views over the Front Garden to open countryside in the distance. On one wall is a built in dressing table with built in wardrobes on either end.

BEDROOM TWO

A single Bedroom with uPVC double glazed window to one side overlooking the Garden and display shelves on one side, wall mounted electric panel heater and wooden shelf over.

WET ROOM

with full showerboard walls, non-slip flooring covering with drain and matching white suite

comprising a low level WC, a pedestal wash hand basin and a wall mounted 'Mira Advance' electric shower with grab handles on either side, shower seat, bi-fold in line shower doors and shower curtain over. The Wet Room is finished with a 'Dimplex' electric wall heater, extractor fan and inset ceiling downlighters.

OUTSIDE

From the small parking area to the side of the bungalow, a concrete path with two steps and a handrail to one side gives access across the Front Garden, which is mainly laid to lawn with a mature beech hedge to one side, to the Front Door. The path continues around to the side and rear of the bungalow (over which the neighbouring properties have a pedestrian right of way) along to the Back Door to 7 Southside allowing access into the Kitchen with external electric meter box to one side. The Rear Garden is in a raised position, having previously been a productive vegetable garden for the last 30 years until last year, and and being mainly laid to lawn with wooden panel fencing at the rear and useful small brick built Garden Shed to one side.

SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations.

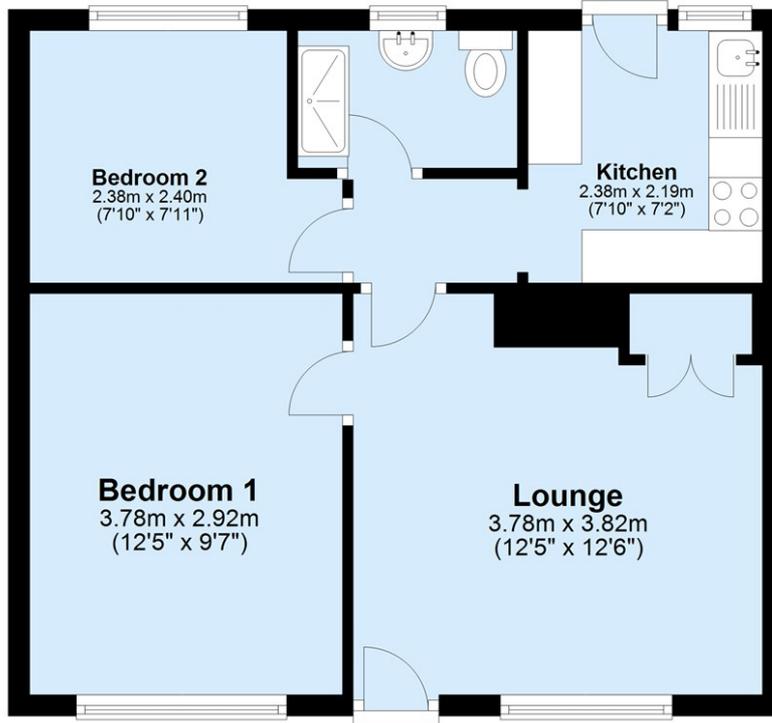
VIEWINGS

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

Floor Plan

Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 42.8 sq. metres (460.7 sq. feet)

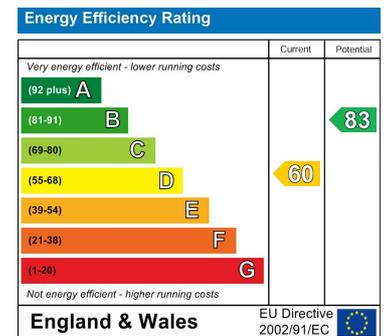
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

7 Southside, Coldridge

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.