

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         | <b>82</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>63</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



A modern 2 bedroom detached bungalow situated in this popular village location with a good size, fully enclosed rear garden together with a garage and off road parking for 2 vehicles. No Onward Going Chain.

**BLAK**  
PROPERTY

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**9 Auction Way, Woolsery, Bideford, Devon, EX39 5TT**  
**£260,000**



9 Auction Way is a modern 2 bedroom detached bungalow that sits in the popular village of Woolfardisworthy (Woolsery). The bungalow offes spacious accommodation with a welcoming entrance hall, 2 bedrooms, kitchen/diner together with a modern bathroom and good sized living room with patio doors into the rear garden.

The property has the distinct benefit of having a single garage located at the rear of the property together with off road parking spaces for 2 cars. The rear garden is a generous size with it being laid to both lawn and chippings and enjoys a South East Aspect.

**Situation:** Woolfardisworthy is known as the village with two names and lies inland approximately 600 feet above sea level. The country lanes are narrow and wind upwards and onwards through steep banked hedgerows. As you come down into Woolfardisworthy you can see the medieval tower of All Hallows Church on the skyline. Famous for its annual fair, it’s a really nice community that has earned its nickname as ‘the friendly village’ effortlessly. The village has an excellent school, shop, community hall, & listed thatched roofed inn that has been completely refurbished. It’s also close to the South West Coast Path for endlessly beautiful walks.

With short distance of the Atlantic Highway (A39), Woolfardisworthy is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon’s ‘capital’, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington and Ilfracombe.

**Directions:** From Bideford quay proceed along the A386 towards the Heywood road roundabout passing Morrisons on the right, take the first exit on the roundabout sign posted Bude and continue on this road. At Abbotsham Cross Rouandabout, take the second exit out on the A39 until reaching Bucks Cross. Turn left and follow this road into the village of Woolsery. Proceed to the T junction opposite Woolsery school and turn right and then take the second left where number 9 ill be found on your right hand side.

**Entrance Hall :**

**Kitchen/Diner 12'4" (3.76m) x 8'7" (2.62m):** A range of grey kitchen units at both base and eye level with under counter space for a washing machine and under counter fridge. Single oven space with stainless extractor fan over together with sink and drainer. There is a pedestrian door leading to the side of the property.

**Living Room 14'6" (4.42m) x 11'8" (3.56m) :** A bright room with patio doors leading into the fully enclosed rear garden.

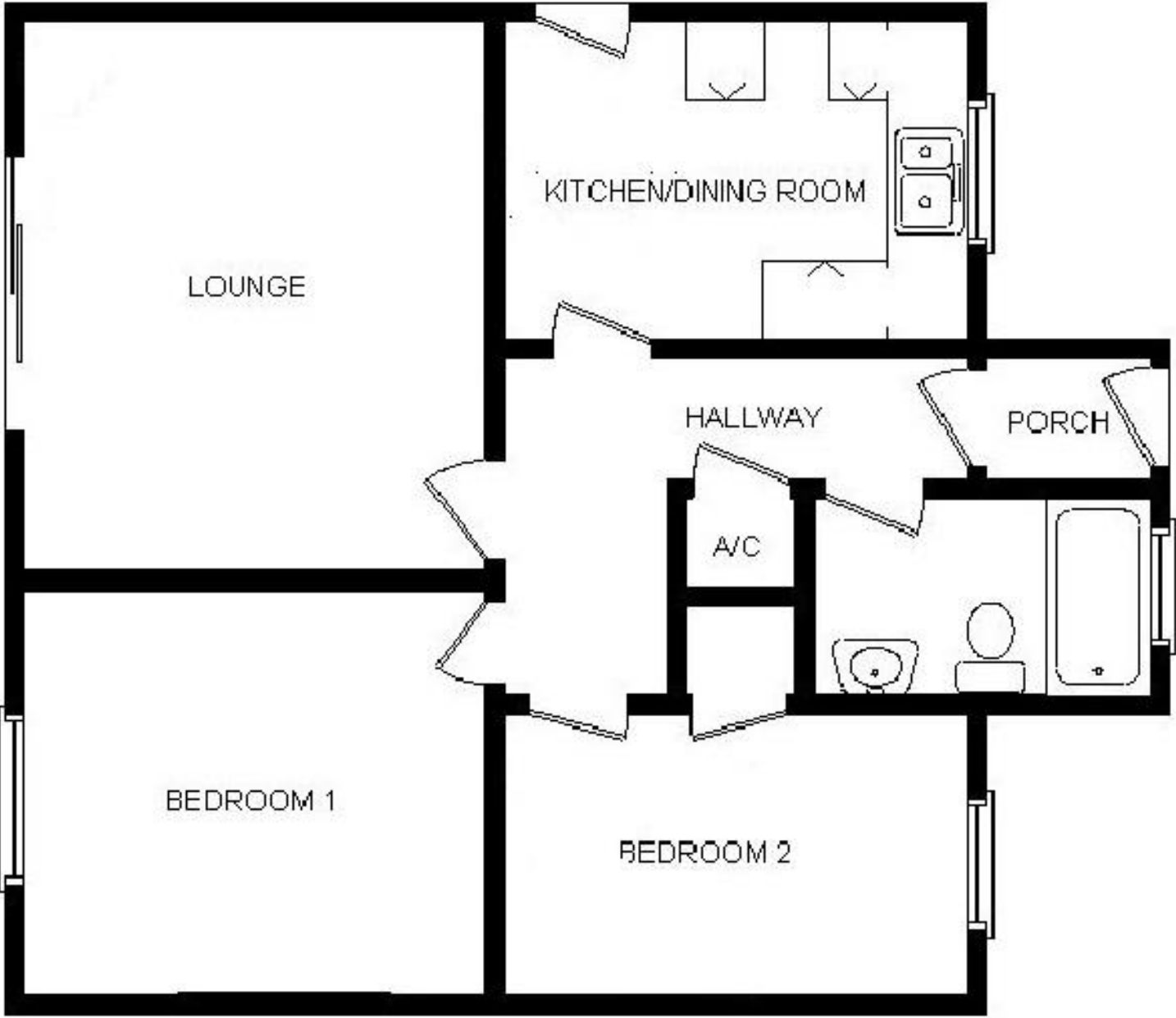
**Bedroom 1 11'11" (3.63m) x 10'10" (3.3m) :** Overlooking the rear of the property, a good sized double room.

**Bedroom 2 :** Located at the front of the property with a useful storage cupboard.

**Bathroom 7'2" (2.18m) x 5'5" (1.65m):** A fully tiled 3 piece bathroom suite comprising of a low level WC, wash basin together with panel bath.

**Outside :** To the front of the property is an area of hard standing providing an off road parking space whilst to the rear of the property is a single garage and am additional parking space.

The rear garden is fully enclosed and offers both a lawned area and an area of stone chippings.



NOT TO SCALE. FOR IDENTIFICATION ONLY

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