



St Kitts

Atherington, Nr Umberleigh, Devon EX37 9HY

- A Detached Bungalow
- Three Bedrooms
- Off-Road Parking
- Good Sized Landscaped Garden

Guide Price ~ £325,000



THE KEENOR ESTATE AGENT



SITUATION Atherington is a thriving rural village situated approximately two miles from the A377 Exeter/Barnstaple main road offering good local facilities including a small village shop and post office, a hair dressers, a Church and a community Recreational Area. The larger village of High Bickington lies approximately two miles to the south offering a more extensive range of facilities including a primary school, a doctors surgery, an alternative therapies clinic, two public houses, a community hall offering a number of sports clubs and societies and an 18 hole golf course at Libbaton with a club house. The market town of South Molton to the east and Torrington to the west both offer a more comprehensive range of facilities and the local railway station at Umberleigh, 3 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a Community Sports Centre in Chulmleigh offering a well equipped fitness suite, football clubs, badminton, netball, tennis and judo. There are further Leisure Centres in Torrington, South Molton, and Barnstaple, fishing in the rivers Taw and Torridge, further near-by golf courses at High Bullen and Barnstaple, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION St Kitts is a detached village bungalow

situated in the centre of Atherington approximately 5 minutes drive from the A377 Exeter/Barnstaple main road. The property is of insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well presented accommodation briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room, a separate Utility Room, Three Bedrooms and a Shower Room. St Kitts has been beautifully maintained throughout and benefits from a newly fitted shower and oil-fired central heating throughout. Outside, St Kitts is approached over a sloping tarmac drive allowing parking for at least three cars and access to the Front Door. The parking area is surrounded by mature shrub beds on all sides and a gravel garden to the front creating an ideal site for flower pots and planters. At the rear of the bungalow there is a beautiful landscaped garden which is mainly laid to lawn with well stocked flower beds planted with bulbs, mature shrubs and perennials creating a really super addition. On one side there is a timber Summer House while on the other side is a wooden Garden Shed.

ENTRANCE From the parking area, steps led up to the half glazed Front Door opening into the

ENTRANCE HALL with doors to the Sitting Room, Kitchen/Dining Room, Two Bedrooms and a Shower Room. On one side is the Airing Cupboard housing the lagged hot water cylinder with electric immersion heater and range of slatted shelving over. The Entrance Hall also benefits from a radiator and a hatch to the roof space.

SITTING ROOM A dual aspect room with windows to the front and side with radiator below, coved ceiling and TV point.

KITCHEN/DINER A good sized dual aspect room with windows to the front and rear both overlooking the garden

with, at one end, a range of oak fronted units to three sides under a roll-top worksurface with tiled splashbacks including and incorporating a single drainer stainless steel sink unit with mixer tap set below the window to the rear with tiled sill. On one side is a built-in 'Indesit' eye level double oven with matching wall cupboards over whilst on the opposite side there is an inset four ring ceramic hob, also with matching wall cupboards over. The Kitchen also benefits from an oil fired boiler providing domestic hot water and servicing radiators with central heating and hot water control panel over, inset ceiling down lighting and ceramic tiled floor. At the other end of the room there is good sized Dining Area with window to the front with radiator below and wall lights on either side. In one corner of the Kitchen and door opens into a

REAR HALL/UTILITY ROOM with space and plumbing for a washing machine and tumble dryer to one side set under a roll-top work surface with useful storage cupboard over. The Utility Room also Benefits from a space and point for a fridge/freezer, a door to Bedroom 3, the electric meters and fuse boxes and a half glazed Back Door leading out to the Rear Garden.

BEDROOM 3 Formerly the garage, with steps leading down from the Rear Hall with wooden balustrade and hand rail to one side. This room would make a small double bedroom but was used as Sewing Room with window to the front overlooking the Garden, with radiator below.

BEDROOM 1 Returning to the Entrance Hall, a door opens into Bedroom 1 being a double bedroom with window to the rear with radiator below.

BEDROOM 2 Another double Bedroom with window to the side with radiator below.

SHOWER ROOM with fully tiled walls and matching white suite comprising a walk-in double shower cubicle housing a 'Mira 88' electric shower with glazed shower screen to one side; low level WC; and a pedestal wash hand basin. The

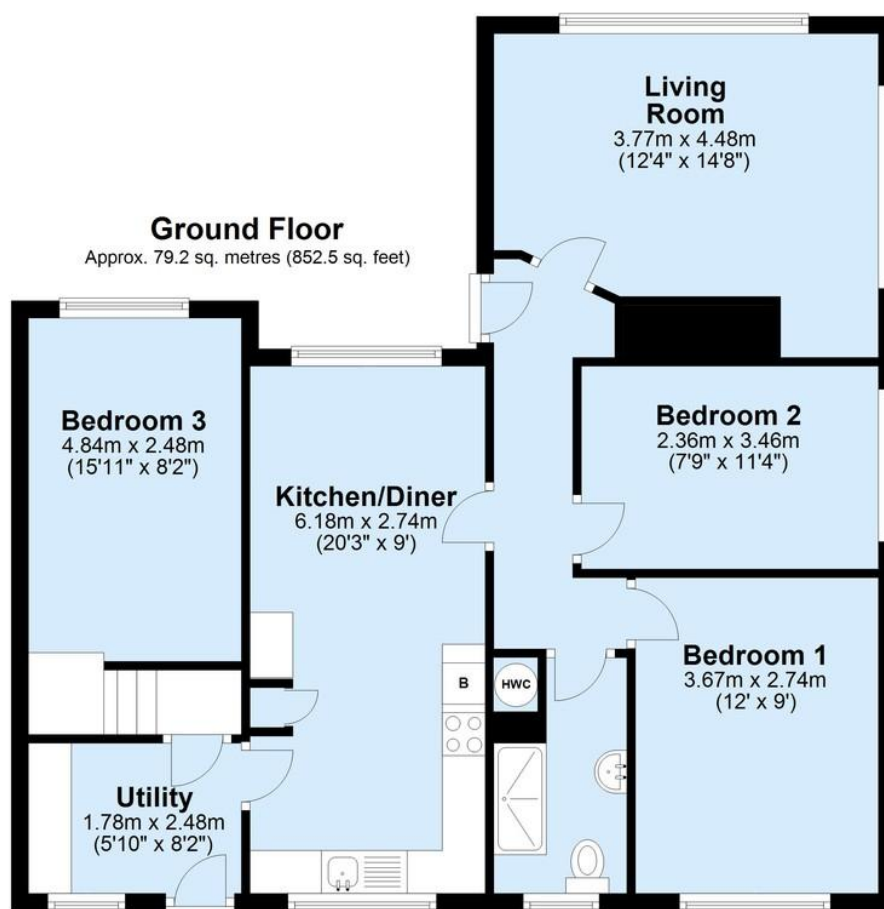
Bathroom is finished with a heated towel rail, an obscure glazed window to the rear and a tile effect floor covering.

OUTSIDE From the village road, a gently sloping tarmac drive allowing parking for at least three cars gives access to the steps up to the Front Door. Along the front boundary there is a raised Front Garden which is laid to gravel creating an ideal site for flower pots and planters, with a further raised bed to one side also suitable for pots and planters. Alongside the bungalow a tarmac path leads around the property to the rear and gives access to the Back Door into the Rear Hall. The path continues the full width of the bungalow and gives access to a gently sloping concrete path leading up to the Rear Garden, which is mainly laid to lawn with a mature flower bed to one side which has been beautifully planted with an array of bulbs, trees, shrubs and perennials creating a really super feature. Also from the tarmac path paved steps lead up to a patio area and a timber Summer House creating a lovely Summer Seating Area whilst on the opposite side of the garden there is a timber potting shed. The tarmac path continues down the remaining side of the property, passing the oil tank and returns to the parking area at the front.

SERVICES Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

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





Total area: approx. 79.2 sq. metres (852.5 sq. feet)

For illustration purposes only. Not to scale and not to be relied upon.

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

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements