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7 ROSE COTTAGES, VILLAGE STREET, BISHOPS TAWTON, BARNSTAPLE, DEVON, EX32 0BZ

Are you looking for an improved Character Cottage located in a sought after village on the outskirts of Barnstaple? If the answer is yes then 7 Rose Cottages situated in the unspoilt village of Bishops Tawton will be of particular interest and is well worth a closer look.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND B

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NAEA
National Association of Estate Agents
Licensed Member

RICS
Registered Valuer

£200,000

- A pretty 2 Bedroom End of Terraced Character Cottage situated within the picturesque village of Bishops Tawton close to the village inn and the open spaces at Codden Hill
- Thoughtfully & tastefully improved interior and managing to combine attractive character features with modern day comforts
- Spacious 24ft long Lounge/Diner with wood effect flooring and two fireplaces including one with a wood burner and one with a bread oven
- Attractive re-fitted Kitchen with contemporary base and wall mounted cupboards
- 2 double sized Bedrooms with the Master Bedroom having wood effect flooring and a decorative period fireplace
- Large First Floor Bathroom having been recently fitted to include a white suite with a P shaped bath with a shower above
- Benefiting from gas radiator central heating and Georgian bar sash UPVC double glazed windows
- Easy to maintain Courtyard Garden with a timber deck and access to a useful store ideal for surfboards/bike storage



Chequers Estate Agents of Barnstaple are delighted to offer for sale an attractive 2 Bedroom End of Terrace Character Cottage situated within the sought after picturesque village of Bishops Tawton close to the village inn and school.

7 Rose Cottages is larger inside than a quick glimpse from the front would suggest and those who do take the time to view will be impressed with the living space on offer and the eye catching character features which are combined tastefully with modern day comforts.

The property has a pretty exterior with recently fitted Georgian bar sash windows adding colour and interest. Inside the Cottage benefits from gas central heating and there is a wood burner in the Lounge. The accommodation is arranged over Two Floors and briefly comprises on the Ground Floor; Entrance Porch, a spacious Lounge/Diner, Kitchen which has been attractively re-fitted and a Utility Room. On the First Floor there are two good sized Bedrooms and a stylish Bathroom which features a modern white suite with a shower above the bath. The Master Bedroom is particularly spacious and has attractive wood effect flooring and a decorative period fireplace.

Outside there is an easy to maintain Courtyard Garden featuring a raised timber deck sitting area. There is access to a useful storage shed an ideal area for keeping surfboards and bikes etc.

If you are seeking a village property and would like to find a home which has been tastefully and thoughtfully improved and one which manages to combine modern day fittings with character features then 7 Rose Cottages will be of particular interest.

UPVC DOUBLE GLAZED FRONT DOOR TO

PVC DOUBLE GLAZED ENTRANCE PORCH

Stable door to

LOUNGE-DINING ROOM 24'1 X 13'4 (7.34M X 4.06M)

A lovely room full of character and interest, feature fireplace with a wood burning stove, alcoves either side with storage cupboards and shelving, wood effect flooring, radiators, sash UPVC double glazed Georgian bar window, power points.



DINING AREA

Fireplace with inset bread oven, double radiator, alcove with fitted shelving, wood effect flooring, door to understairs storage cupboard, door to

KITCHEN 8'10 X 8'10 (2.69M X 2.69M)

Modern fitted units with matching base and wall mounted cupboards, contoured work surface with a single drainer sink unit with mixer tap, tiled splash back, gas cooker included in the sale, large walk in cupboard 5'2 x 4'6 big enough to keep an upright fridge/freezer, fitted shelving, wall mounted gas boiler and stable door from kitchen to

UTILITY ROOM 8'6 X 3'10 (2.59M X 1.17M)

Work surface with plumbing for washing machine under, power points, UPVC double glazed door to garden.

Staircase from Lounge to

FIRST FLOOR LANDING

Door to

BATHROOM

Recently re-fitted to feature a white suite with a P shaped bath with a shower above, glazed shower screen, low level w/c, wash hand basin, radiator, extractor fan and door to walk in airing cupboard with lagged hot water tank. Door from landing to

BEDROOM ONE 14' X 13'4 (4.27M X 4.06M)

A lovely spacious bedroom with a cast iron period fireplace, timber surround, wood effect flooring, power points, fitted wardrobe with hanging rail. Door from landing to

BEDROOM TWO 9'7 X 8'11 (2.92M X 2.72M)

Power points, radiator and picture rail.

OUTSIDE

To the rear there is an enclosed courtyard style garden with a raised timber deck sitting area. Access to a useful storage shed ideal for keeping push bikes/surfboards.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.