

for sale



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Rhydda Bank
Yarnacott, Swimbridge
Barnstaple, North Devon



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A very well appointed and re modelled four bedroom bungalow with a good size level south facing garden, enjoying a surprisingly private situation a short distance from the village

- A Remodelled 4 Bedroom Detached Bungalow
- Entrance Hall with Inner Hallway off
- 34' Living Room with Dining Area and French Windows to S/F Garden
- Wood flooring and Oak finished internal doors
- Custom Built Kitchen with Breakfast Area
- Utility Room
- 4 Double Bedrooms
- Master Bedroom 1 with Dressing Room & Gym with mezzanine over
- Large Family Bathroom with Shower
- 2 En Suites
- UPVC Double Glazing
- Solar PV panels (owned not leased) generating useful income
- Central heating plus and under floor heating to kitchen & bathrooms
- Additional solar thermal panels
- Private Driveway approach
- Space for carport/garage beside the bungalow
- Ample Parking & space for MPV
- Good sized level South facing garden
- Raised rear garden with extensive sun terrace
- Private enclosed rear Spanish style courtyard
- Very useful potting shed (potential home office)
- Raised Feature Pond and planted terraces
- Extensive South facing Sun Deck
- 30' Garage/Workshop with separate access
- Additional parking (for boats, cars or caravans etc).

Rhydda Bank
Yarnacott, Swimbridge,
Barnstaple,
North Devon. EX32 0QY

Price Guide
£525,000
Now to include garage workshops

Energy Performance Certificate

Rhydda Bank, Swimbridge, BARNSTAPLE, EX32 0QY

Dwelling type: Detached bungalow
Date of assessment: 07 May 2014
Date of certificate: 07 May 2014

Reference number: 8702-6932-6229-5507-5543
Type of assessment: RdSAP: existing dwelling
Total floor area: 179 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 4,599
Over 3 years you could save		£ 1,581

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 240 over 3 years	You could save £ 1,581 over 3 years
Heating	£ 3,849 over 3 years	£ 2,424 over 3 years	
Hot Water	£ 405 over 3 years	£ 304 over 3 years	
Total	£ 4,599	£ 2,968	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - lower running costs
A	75	89	
B			
C			
D			
E			
F			
G			
Non energy efficient - higher running costs			

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 441	✓
2 Floor insulation	£800 - £1,200	£ 513	✓
3 Low energy lighting for all fixed outlets	£45	£ 78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/HaveEnergy or call 0308 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Approximate Distances

- Barnstaple – 5 miles
- Braunton – 11 miles
- Bideford – 14 miles
- Croyde Bay – 16 miles
- South Molton – 8 miles
- M5 Motorway – 31 miles
- Tiverton Mainline Station – 33 miles
- Exeter Airport – 47 miles



SITUATION

Rhydda Bank is less than 5 miles from the centre of North Devon's regional centre Barnstaple, which offers a good selection of high street and precinct shops, theatre, a number of restaurants, hotels and public houses, primary and secondary schooling and the Petroc College, out of town shopping and further amenities. The town is connected with the M5 motorway via the A361 North Devon Link Road and is approximately a one hour drive away as is Tiverton Parkway mainline railway station (which connects with London Paddington). The regional airport is Exeter with Bristol a little further afield. Sporting and recreational facilities are readily available and include leisure centre with swimming pool and The Tarka Tennis Centre also in the area are the popular sandy surfing beaches of North Devon located at Saunton, Croyde, Woolacombe, Putsborough and Westward Ho!. Instow offers a sandy beach and yacht club. The nearest Golf courses are at Barnstaple, Saunton, Westward Ho!.

The Tarka Trail, which extends around the Taw Torridge estuary, is always popular with walkers and cyclists alike as is the picturesque Exmoor National Park and the South West Coast Path. Exeter is an hour long train ride along the picturesque Tarka Line from Barnstaple Station which connects with the main line. The village of Swimbridge offers a well rated primary school, village shop and bus service connecting South Molton and Barnstaple. The A361 North Devon Link road is also easily accessible.

THE PROPERTY

Rhydda Bank, has been the subject of much improvement in recent years and is very well appointed with neutral décor, upvc double glazing which includes a number of double doors, boarded, tiled and carpeted floors, oil fired radiator central heating, built in bedroom furniture, well equipped bathroom facilities, custom built kitchen and feature mezzanine.



The accommodation is arranged as entrance hall leading to inner hall, 34' family room separated in to living room and dining room both with French doors off to south facing garden, 26' well equipped and fitted kitchen with space for breakfast table, utility/back hall, 2 double bedrooms each with en suite shower rooms, master bedroom with dedicated dressing room off with built in wardrobes in turn leading to gym space (potential en suite) with mezzanine over providing a reflective sitting area and easy access to loft storage space, 4th double bedroom with fitted units and impressive bathroom with separate shower. Outside is well tended south facing level garden laid mainly to lawn with well stocked beds, large sun deck, driveway parking for a number of vehicles, space for a car port/garage, Spanish style courtyard, extensive sun terrace, feature pond and raised terraces. This bungalow needs to be viewed to fully appreciate its quality and surprisingly private setting.

Agents Note: The master bedroom could be altered to potentially incorporate an en suite and the 3rd and 4th bedrooms with en suites and utility could be re adapted to provide a self contained annexe for a dependent relative subject to any necessary consents

Accommodation briefly comprises (with all measurements being approximate):

Entrance Porch: with upvc glazed entrance door and full height side windows

Reception Hall: 14' 7 x 6' 4 (4.44m x 1.93m) with wood flooring and period style radiator

34' Family Living Room arranged as 2 rooms

Living Room: 18' 1 x 14' 9 (5.51m x 4.49m) with French doors with twin full height side windows to south facing garden, wood flooring, 2 x period style radiators, 2 x wall lights, feature fireplace with inset 'Stovax' wood burner on slate hearth and interconnecting with

Dining Room: 14' 8 x 11' 8 (4.47m x 3.55m) with French doors with twin full height side windows to south facing garden, wood flooring, period style radiator, 2 x wall lights and side window

Kitchen Breakfast Room: 26' 2 x 10' 6 (7.98m x 3.20m) a very impressive custom fitted kitchen with breakfast bar, base and eye level units, concealed dishwasher, double stove cooker with 6 ring burner and wide extractor hood over, slate flooring and worktops, American style fridge freezer, period style radiator, dining area with French doors off to alfresco dining area, side door to side yard and glazed door off to.

Utility Room/Rear Hall: 8' 9 x 7' 5 (2.67m x 2.26m) glazed door off with full height side window, plumbing for washing machine, work top with double eye level cupboard over, radiator, slate flooring and electric meter with consumer unit.

Bedroom 4: 11' 2 x 10' 10 (3.40m x 3.30m) with wooden floor, radiator and door to

En Suite: with white suite comprising close couple WC, wash basin, inset shower with screen door and plumbed shower, ladder style towel radiator, tiled flooring, window and extractor

Bedroom 3: 11' 2 x 9' 7 (3.40m x 2.92m) with wooden floor, radiator and door to

En Suite: with white suite comprising close couple WC, wash basin, inset shower with screen door and plumbed shower, ladder style towel radiator, tiled flooring, window and extractor

Bedroom 2: 13' 3 x 11' 3 (4.04m x 3.43m) with wooden floor, radiator and built in furniture

Family Bathroom: 11' 7 x 8' 2 (3.53m x 2.49m) a delightful bathroom similar to a boutique luxury hotel with white suite comprising free standing tub bath, close couple WC, large wash basin, inset shower with screen door and plumbed drench shower, ladder style towel radiator, tiled flooring, shelved linen cupboard, window and extractor

Master Bedroom 1: 11' 7 x 11' 3 (3.53m x 3.43m) with (potential for en suite) French doors to south facing garden, small feature window, radiator and archway to

Dressing Room: 12' 1 x 8' 8 (3.68m x 2.64m) fully fitted with wardrobes to 3 sides opening to

Gym Area: 9' 2 x 9' 1 (2.79 m x 2.77m) (potential en suite) with French doors to outside, radiator staircase to

Mezzanine Gallery: (a sanctuary away from the family to read and contemplate) with return balustrade, velux sky light window, easy access to useful loft storage space and built in cupboard

Outside: Rhydda Bank is approached off a private driveway. Twin entrance gates lead to driveway providing parking for several vehicles, space for motorhome and potential for car port/garage. Extensive level lawn with hedged and fenced boundary, shrub bed, small summer house and, large sun terrace. Useful enclosed yard with gates to front and rear. Secondary side access. Garden taps and outside lighting. Mediterranean inspired alfresco dining terrace. Steps up to large paved terrace with feature pond tired garden extensively planted providing a very pleasant aspect. Useful block built potting shed/garden store.

To the rear of Rhydda Bank is a large detached garage 30' x 20' (9.14m x 6.09m) approached via a separate entrance. This building incorporates a double bay garage / workshop which also incorporates an office and store. Opposite this building, is a tidy range of useful sheds ideal for motorbikes/cycles/surf boards etc. Secure gravel parking area suitable for parking a number of vehicles, boat, motor home etc. Steps descend back down from the garage area to the raised garden behind the bungalow. The garage workshop area has undoubted potential for those working from home or potential ancillary accommodation subject to any necessary consents.

Services: Mains electricity with PV panel income, mains water, septic tank drainage, bonded bulk oil tank serving central heating.

Council Tax: Band 'F'

To arrange a viewing please contact

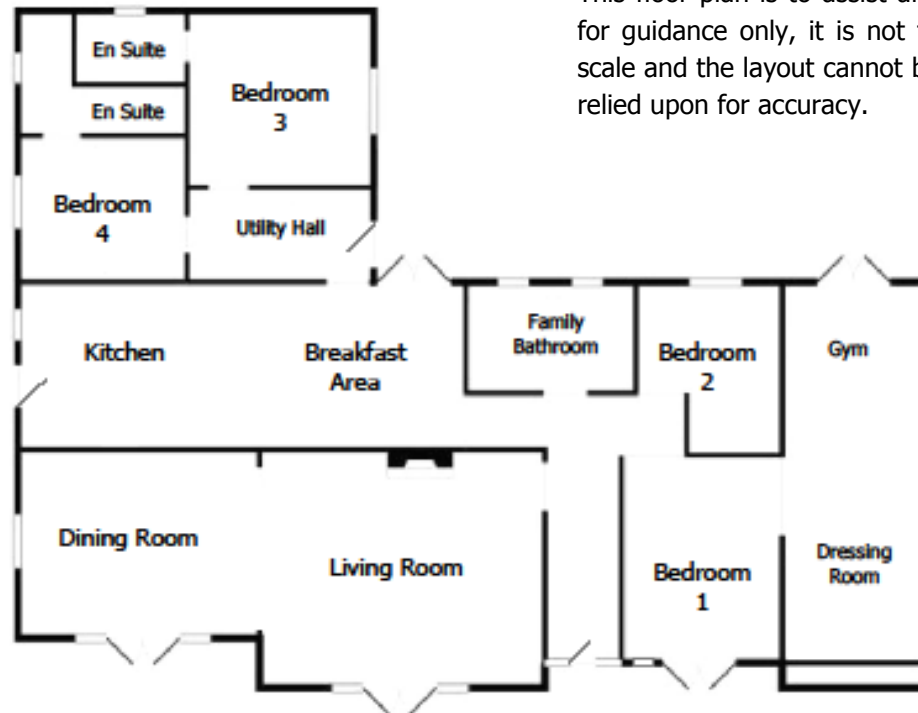


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This floor plan is to assist and for guidance only, it is not to scale and the layout cannot be relied upon for accuracy.



Directions: From the A361 (North Devon Link Road), take the Landkey / Swimbridge turning to the south. Proceed up the hill and down through Landkey village, and on into Swimbridge. At the centre of the village, turn left into Station Road, proceed to the top of the hill, going over the link road, carry on up to Yarnacott through the bends, just before a tight right hand bend you will see a concealed driveway on the left leading to the property, the entrance is on the right via twin gates, alternatively if you pass this entrance go a little way up the hill looking for the name plaque, turn left off the right hand bend. Enter the second gateway on the left with gravelled parking area, (this is the retained garage and parking area), steps lead down to the property. The first driveway provides a level approach.



