

**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

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**10 SWIMBRIDGE COURT, WELCOMBE LANE,  
SWIMBRIDGE, BARNSTAPLE, NORTH DEVON,  
EX32 0BR**

An Appealing & Deceptively Spacious 2  
Bedroomed Retirement Bungalow Located At  
The Edge of The Lovely Village of Swimbridge

**£129,950**

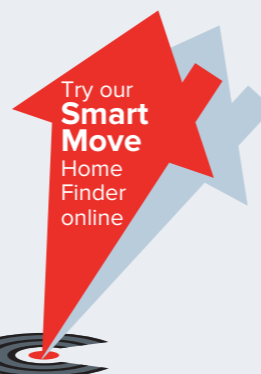
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- **A Purpose Built Retirement Bungalow**
- **Easy to Manage and Maintain**
- **18ft X 10 Open Plan L Shaped Lounge and Dining Room**
- **Modern Fitted Kitchen**
- **2 Bedrooms**
- **Bathroom**
- **Oil Fired Central Heating**
- **PVCu Double Glazed Windows**
- **Easy to Manage Courtyard Style Garden**
- **Gated Communal Parking**



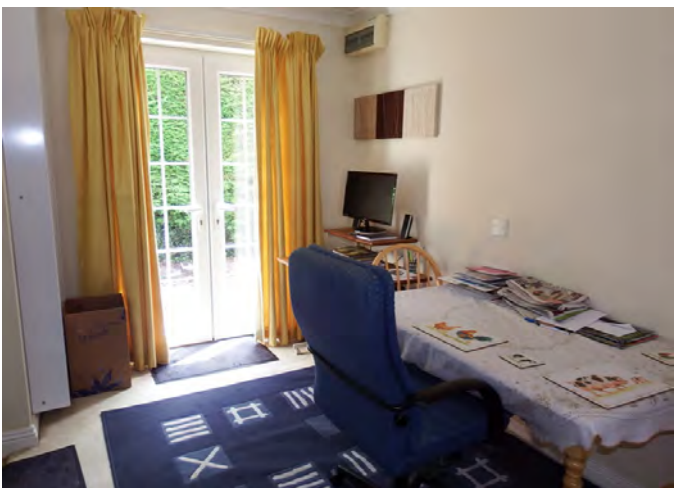
A **Deceptively Spacious Two Bedroom End Terrace Bungalow** built specifically for the **over 55's**, enjoying a tucked away edge of village position in **Swimbridge**, near Barnstaple.

Part of a **Mall Courtyard Style Development**, the Bungalow has **attractive whitened elevations** with stone facing and comes complete with it's own **easy to manage Courtyard Style Garden** and **Gated Communal Parking**.

The Bungalow has a **well planned interior**, larger than a quick look at the outside would suggest and includes an **Entrance Hall, 15' X 18'10 L Shaped Open Plan Lounge and Dining Room, Kitchen, Two Bedrooms** and a **Well Appointed Tiled Bathroom. Oil Fired Central Heating** and **PVCu Double Glazing** is installed.

Swimbridge Court is located in Welcombe Lane which in turn is approached by Station Hill which is a turning on the left before reaching the Church in the centre of the village. Swimbridge is a lovely village location with some delightful rolling countryside surrounds retaining a great rural charm yet at the same time being only 5 miles from Barnstaple, North Devon's Regional Centre.

All in all this is an ideal opportunity for those seeking a Retirement Bungalow in a tucked position and may also be of interest to those seeking a buy to rent investment opportunity.



**Further details and approximate measurements are as follows;**

#### **ENTRANCE HALL**

With glazed door and side panel to front, broom and cloaks cupboard, radiator and door to

**L SHAPED LOUNGE/DINING ROOM 15'7 X 18'10** Overall with

#### **LIVING AREA 15'7 X 10**

With radiator, fireplace feature with electric fire, coved ceiling.

#### **DINING AREA 8'7 X 6'10**

With space for table and chairs, double doors to garden. Archway through to

#### **KITCHEN 8 X 8'3**

Fitted with a matching range of base and wall mounted units with cupboards, drawers and contrasting work surfaces, tiled walls surrounds. Integrated hob, oven and cooker hood, plumbing for washing machine, coved ceiling and down lighters, wall mounted boiler for the hot water and heating system.

#### **BEDROOM ONE 12'1 X 11'4**

With radiator, double glazed window and coving.

#### **BEDROOM TWO 8' X 7'9**

With double glazed window, radiator and coving, fitted wardrobe cupboard.

#### **BATHROOM**

Fully tiled and fitted with a white suite including a hand basin, low level W/C, shower cubicle and shower. Coved ceiling and double glazed window and radiator.

#### **OUTSIDE**

A gated communal parking area with entry phone system, small front garden with paved pathway and easy to manage rear courtyard.

#### **AGENTS NOTE:**

The property is held on the balance of a 125 year lease from 2004, with a Ground Rent of £8 per week and a Service Charge of £12 per week. The oil fired heating and water are both on sub meters and the occupiers are charged every 6 months.