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ELMSCOTT, 10 ST HELENS, ABBOTSHAM, BIDEFORD. EX39 5BR
GUIDE £450,000

A spacious and elevated detached bungalow with a large attached garage and a south facing rear garden. The property requires some general modernisation and occupies a superb central village position and has a good sized well maintained side and rear garden plot with superb countryside views.





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Abbotsham village is a quite delightful rural community conveniently placed for Bideford town just 1 mile away, the seaside resort of Westward Ho!, also 1 mile and its own local coastline across which there are some spectacular and unspoilt cliffside walks to be enjoyed. Access to the North Devon Link Road is within 1/2 a mile allowing ease of communications to North Devons principle centre of Barnstaple and beyond to the M5 just north of Tiverton approx. 45 miles.

Abbotsham village has its own junior/infants school, church, Village Hall and a fantastic Thatched pub.

SERVICES: Mains water, electricity and drainage. Oil fired central heating. Upvc double and some single glazed windows.

COUNCIL TAX BAND: E

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and then taking the first right into Abbotsham Road. Continue for just over 1 mile or so until reaching the village of Abbotsham and a cross roads. Proceed straight across and take the first left into St. Helens where the property will be found within a short distance on the left-hand side displaying its name plate and a For Sale Board.

UPVC double glazed door into:

ENTRANCE HALL: Radiator and fitted carpet. Built-in airing cupboard housing the hot water tank and shower pump. Hatch to loft space.

KITCHEN: 5.14m x 2.83m Working surface incorporating one and a half bowl single drainer, stainless steel sink unit, tiled splashback, four ring electric hob with extractor fan above. Fitted Rayburn stove, eye level oven with grill above, cupboards and drawers with matching wall units. Built-in shelved cupboard and vinyl flooring.

SIDE ENTRANCE HALL: UPVC double glazed door onto the front of the property, radiator and vinyl flooring. Door into large **GARAGE:** 6.29m x 5.18m electric door fitted, power and light. Work surface area with single drainer stainless steel sink unit, plumbing and space for washing machine and tumble dryer. Firebird oil fired boiler and pedestrian door into the rear garden.

LIVING/DINING ROOM: 8.61m x 4.72m max Coal effect gas fire with stone faced surround and tiled hearth. Attractive bay window overlooking the rear garden, radiator and fitted carpet with single glazed double doors into:

GARDEN ROOM: 6.42m x 1.95m max Radiator and fitted carpet with double glazed door into the rear garden.

BEDROOM ONE: 3.63m x 3.59m Built-in wardrobes, radiator and fitted carpet.

BEDROOM TWO: 4.28m x 3.61m Built wardrobes, radiator and fitted carpet. Pleasant elevated aspect over neighbouring properties and distant fields.

BEDROOM THREE: 2.56m x 2.40m Radiator and fitted carpet.

SHOWER ROOM: Large shower cubicle with splash boarding fitted, wash basin and low-level dual flush WC. Partially tiled walls, radiator and vinyl flooring. Extractor fan and shaver point.

CLOAKROOM: Low-level WC, wash basin, radiator and vinyl floor flooring.

OUTSIDE: To the front of the property is a generous tarmac drive with an adjacent tiered garden, nicely setting the property back off the road with central steps, having large deep flower beds, comprising bushes, plants and colourful flowers. To the side of the property is a well-kept lawn area with central colourful flower bed and elevated views of neighbouring properties, distant fields and rolling hills. There is also a large shed, stone chippings area with a perfect seating/viewing position. Two side gates lead into the **REAR GARDEN** with pathway taking you to a small lawn with eclectic flowerbeds and an elevated patio with a summer house with open fields behind.

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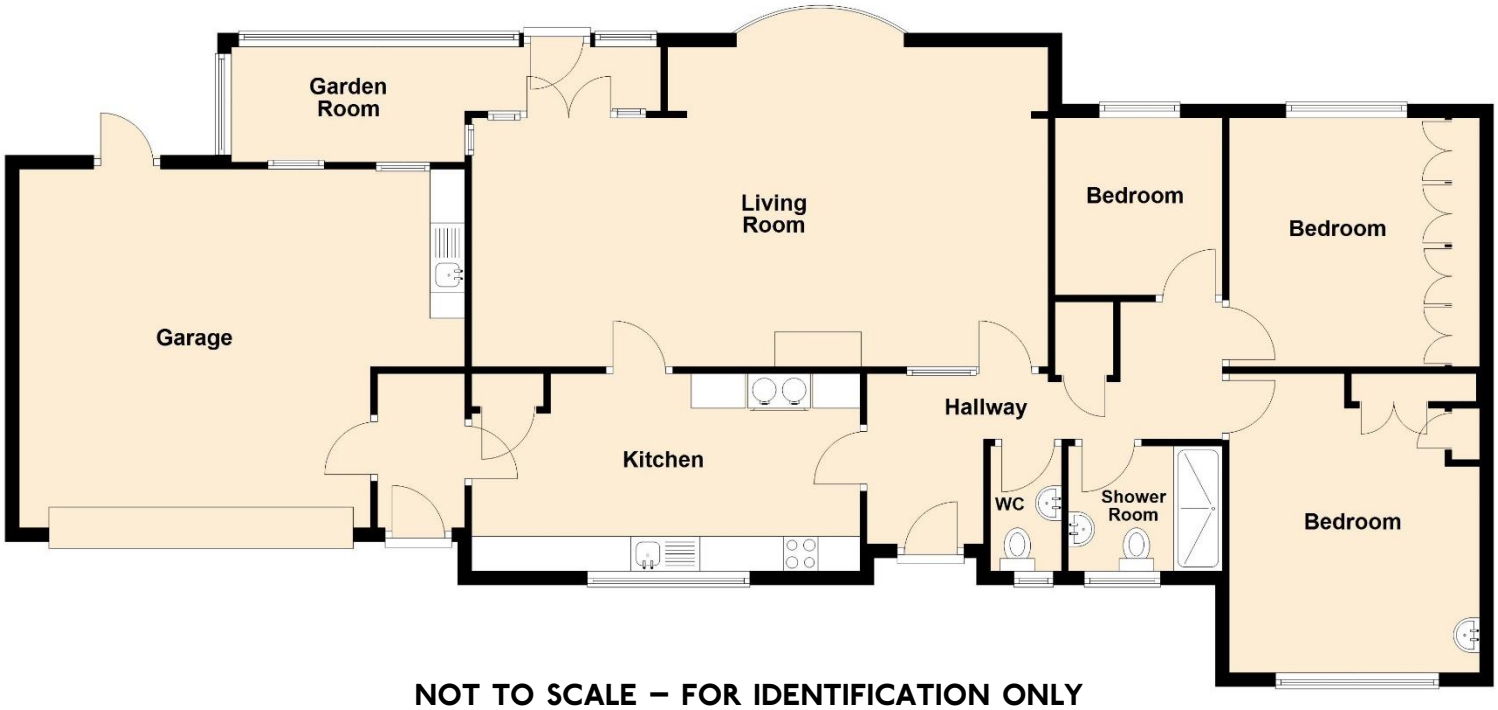




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Approx. 148.6 sq. metres (1599.1 sq. feet)

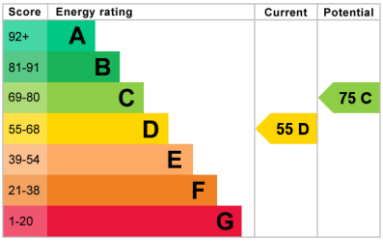


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