



2 West Bucks, Bucks Cross, Bideford, Devon, EX39 5DT







## 2 West Bucks, Bucks Cross, Bideford, Devon, EX39 5DT

### Offers Over £375,000

John Smale & Co are delighted to offer to the market, this Individual and Characterful Dual Family Property, just off the Atlantic Highway and being within easy reach of the stunning coastline and nearby amenities. The property benefits from Attractive Mature Gardens, Private Driveway Parking for 3 Vehicles and Flexible Accommodation to suit a variety of requirements. It's perfect for an extended family or dependant relative who wish to live close together, whilst offering independent living. This unique "two in one" property offers a Charming Mid Terraced Cottage comprising of a Lounge, Fitted Kitchen with Dining Space, Useful Rear Lobby, Two Bedrooms and a Bathroom. There is also a Good Sized Detached Annexe nestled at the edge of the plot with Open Views across fields to the rear. The Annexe has Generous Living Space opening up to a Well-Equipped Fitted Kitchen along with Two Bedrooms and a Shower Room. The Outside space has been designed to blend together, whilst giving separate garden and seating areas for the two properties, along with privacy. The Gardens enjoy well stocked flowerbeds, various plants and shrubs, lawn and seating areas and a feature carp pond.

## 2 West Bucks, Bucks Cross, Bideford, Devon, EX39 5DT

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Individual Dual Family Property  
Two Bedroomed Terraced Cottage and Two Bedroomed Detached Annex  
Pretty Mature Gardens  
Private Driveway Parking  
Close To Stunning Coastline and Attractions  
Income Potential  
Excellent Atlantic Highway Road Links  
Fields and Open Views to Rear of Annex



### THE COTTAGE

#### Entrance Hall

#### Lounge

4.08m x 4.34m (13' 5" x 14' 3")

#### Kitchen / Diner

3.12m x 4.61m (10' 3" x 15' 1")

#### Rear Lobby

1.88m x 2.35m (6' 2" x 7' 9")

#### First Floor Landing

### Bedroom One

3.57m x 4.05m (11' 9" x 13' 3")

### Bedroom Two

2.28m x 2.48m (7' 6" x 8' 2")

### Bathroom

1.50m x 2.01m (4' 11" x 6' 7")

### THE ANNEXE

#### Entrance Porch

### Living Room

3.04m x 6.24m (10' 0" x 20' 6")

### Kitchen

2.33m x 3.21m (7' 8" x 10' 6")

### Bedroom One

2.88m x 3.73m (9' 5" x 12' 3")

### Bedroom Two

1.78m x 3.73m (5' 10" x 12' 3")

### Shower Room

1.08m x 2.23m (3' 7" x 7' 4")



## Outside

To the front of the cottage is a low maintenance garden. To the rear, is a lovely mature garden along with a five bar gate leading to a private parking area for 3 vehicles.

## SERVICES

Mains Services Connected. Electric and Water.  
Private Septic Tank Drainage.

Council Tax Band: A (TBC).

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: 2 West Bucks: Rated E. The Annexe, 2 West Bucks: Rated F.

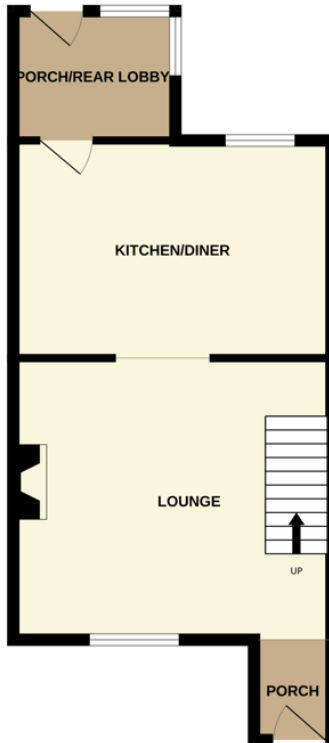
## DIRECTIONS

Travelling along the Atlantic Highway (A39) in the direction of Bideford, follow this road passing through Fairy Cross and Horns Cross. Continue along this road, passing the turning for Bucks Mills on your right, along with the entrance to Bideford Bay Holiday Park on your right. The property can be found shortly after on your left with a For Sale board clearly displayed. Turn immediately left after the row of 4 cottages and the parking can be found to the rear.

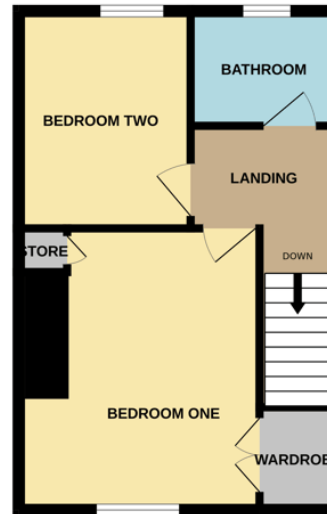
*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



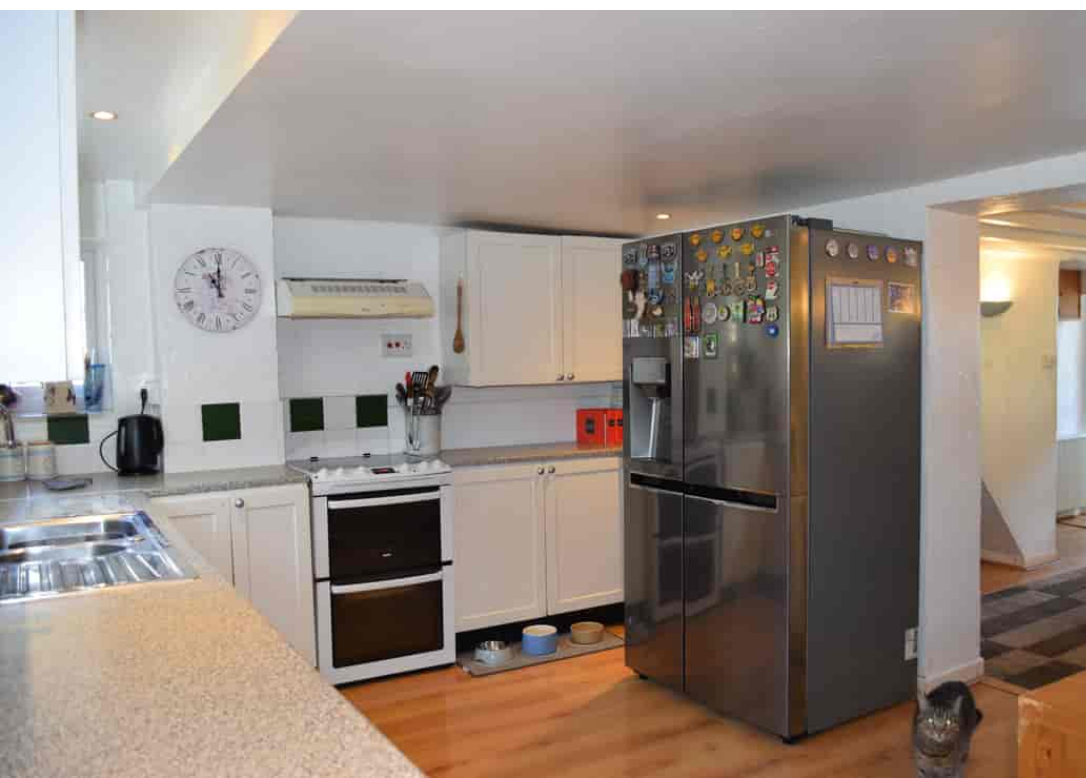
1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



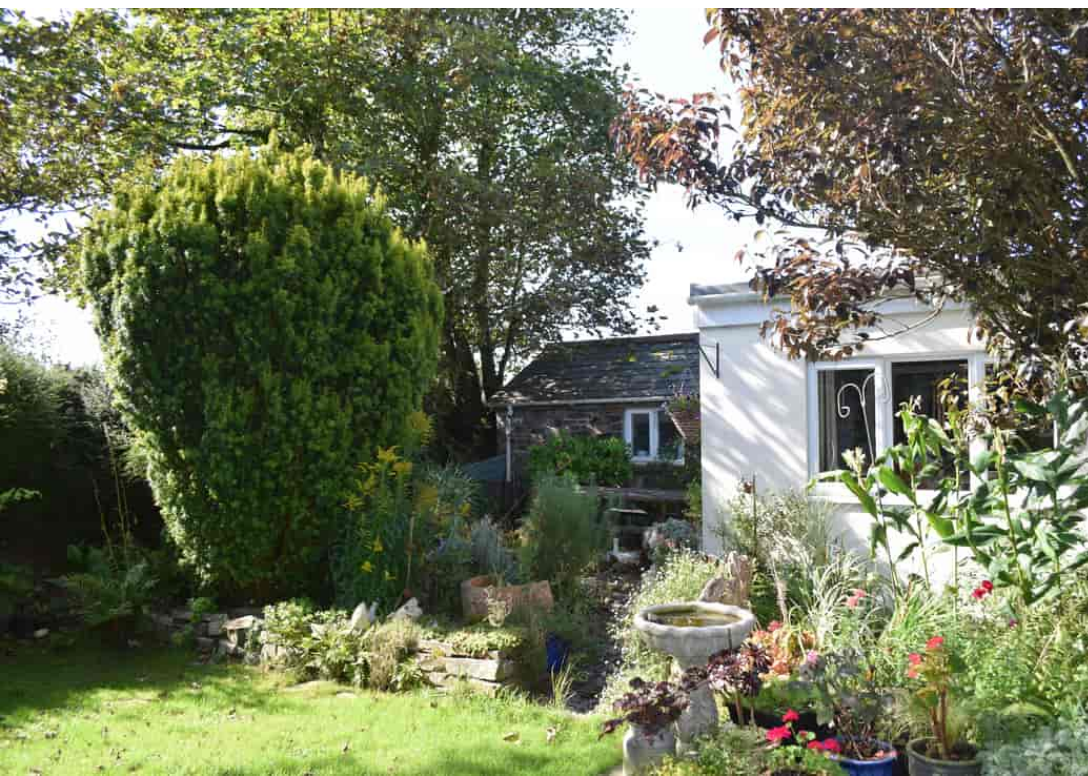
TOTAL FLOOR AREA : 770 sq.ft. (71.6 sq.m.) approx.  
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GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.

