



Bond
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Phillips

Changing Lifestyles

16 Cedar Way
Bideford
Devon
EX39 3HF

Asking Price: £195,000 Freehold



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01237 479 999
bideford@boproperty.com

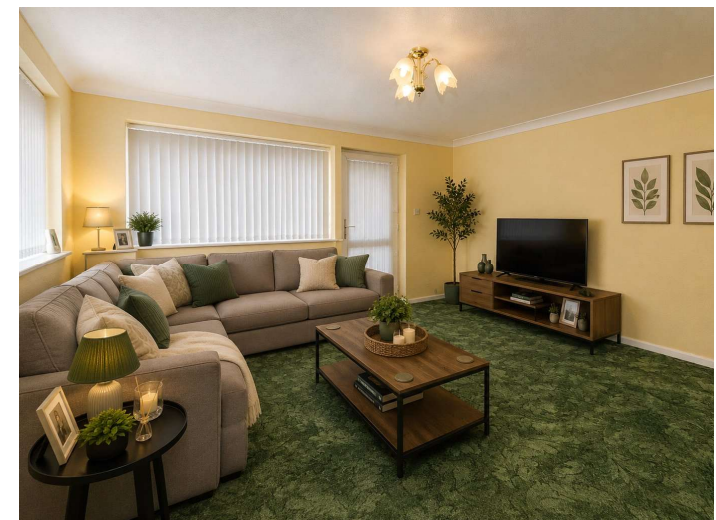
16 Cedar Way, Bideford, Devon, EX39 3HF

A SEMI-DETACHED BUNGALOW ENJOYING A QUIET, TRAFFIC-FREE FRONTAGE

- 2 Bedrooms
- Well-appointed Kitchen
- Spacious Living Room enjoying a peaceful rear aspect
 - West-facing, easy-to-maintain rear garden with pedestrian side access
 - Single Garage
 - Great potential for modernisation
- Modern electric storage heaters, UPVC double glazing & owned solar panels
- A fantastic opportunity for downsizers, retirees or investors



Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



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16 Cedar Way is a 2 Bedroom semi-detached bungalow offering generous living space and great potential for modernisation. The property is set back from the road and accessed via a pedestrian walkway linking Cedar Way and Willow Grove, creating a quiet, traffic-free frontage with a sense of privacy and green space.

You are welcomed into the property via an Entrance Porch, which leads into the main Hallway. Immediately to the left is a well-appointed Kitchen with ample fitted units and work surfaces, providing a functional space to update and personalise to your taste. Straight ahead lies the spacious Living Room, a bright and inviting area that enjoys a peaceful rear aspect and leads into a small glazed Rear Porch offering a handy transition space to the garden beyond.

The west-facing rear garden has been designed for easy maintenance, making it perfect for relaxed outdoor enjoyment. A gate to the side provides convenient external access, while a rear door leads directly into a Single Garage, accessible via a private lane at the rear of the property - a rare and valuable feature for a bungalow in this location.

Both Bedrooms are comfortable doubles, with the larger of the two positioned to the rear and the second looking out over the front garden. The Shower Room is currently carpeted and fitted with a walk-in shower cubicle, wash basin and WC.

Whilst the property would benefit from modernisation, it already has a number of practical upgrades in place, including modern electric storage heaters, UPVC double glazing and solar panels that are fully owned by the vendor. These features, alongside the excellent layout and convenient location, make 16 Cedar Way a fantastic opportunity for downsizers, retirees or investors looking to add value.

With strong bones and a great position, this bungalow presents the perfect blank canvas to create a long-term home tailored to your lifestyle. Early viewing is recommended to appreciate the full potential on offer.

Council Tax Band

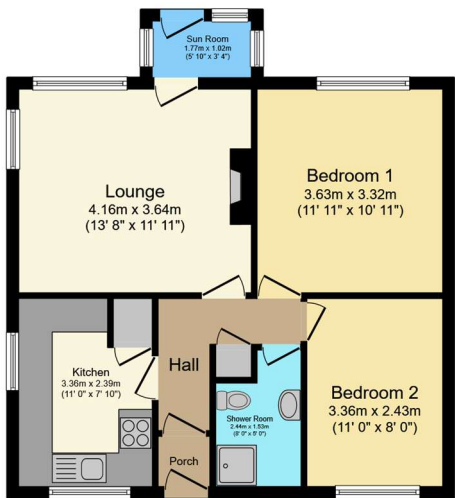
A - Torridge District Council



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Floor Plan
Floor area 56.0 sq.m. (602 sq.ft.)

Total floor area: 56.0 sq.m. (602 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed up the High Street turning left at the top and take the first right hand turning onto Abbotsham Road. Pass Bideford College on your left hand side and take the left hand turning onto Moreton Park Road. Follow this road passing the right hand turning for Meadow Park and then take the next right hand turning into Cedar Way. Number 16 will be situated down the quiet walkway.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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