



Bond
Oxborough
Phillips

Changing Lifestyles

16 Cedar Way
Bideford
Devon
EX39 3HF

Asking Price: £185,000 Freehold



Changing Lifestyles

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.



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

16 Cedar Way, Bideford, Devon, EX39 3HF

Changing Lifestyles

Set back from the road along a pedestrian walkway, this 2 double Bedroom semi-detached bungalow in Bideford offers a spacious living room, a west-facing rear garden and a single garage. For buyers happy to update the interior, it provides an opportunity to create a home to their own taste, with owned solar panels, modern electric storage heaters and UPVC double glazing already in place.

An Entrance Porch opens into the Hallway, with the Kitchen positioned at the front of the bungalow. Fitted cupboards and work surfaces provide useful storage and preparation space, with scope for updating.

The spacious Living Room overlooks the rear garden and opens into a small glazed porch, providing access outside. Both Bedrooms are doubles, with the larger bedroom overlooking the rear garden and the second facing the front. A Shower Room completes the accommodation.

At the front, a lawned garden separates the bungalow from the pedestrian walkway linking Cedar Way and Willow Grove. The west-facing rear garden is mainly gravelled for ease of maintenance, with pedestrian side access and a personnel door into the Single Garage. Vehicle access to the garage is via a private lane behind the property.

With 2 double bedrooms, manageable outdoor space and a garage, 16 Cedar Way offers a practical home for buyers seeking bungalow accommodation and the freedom to make their own improvements.

Council Tax Band

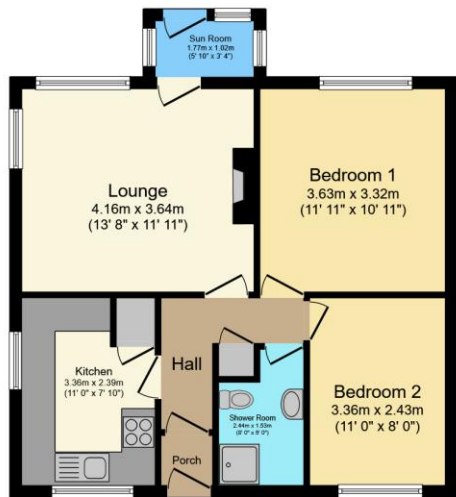
A - Torridge District Council



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

16 Cedar Way, Bideford, Devon, EX39 3HF



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



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com