



Bond
Oxborough
Phillips

Changing Lifestyles

38 Hawthorn Park
Bideford
Devon
EX39 3DT

Asking Price: £165,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

38 Hawthorn Park, Bideford, Devon, EX39 3DT



AN ATTRACTIVE TERRACED HOME ON A QUIET RESIDENTIAL ESTATE

- 2 Bedrooms

- Bright, open-plan Living / Dining Room with French doors to garden
- Enclosed rear garden with gated access & shed space
- Well-equipped Kitchen with garden views
 - Modern Bathroom
- Gas central heating & double glazing throughout
- Ample communal parking to the front
- Ideal for first time buyers or small families



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Tucked away on a small estate of similar residential homes, this beautifully presented 2 Bedroom terraced house offers an ideal opportunity for those seeking a comfortable and well-maintained property in a convenient location. The home benefits from plentiful communal parking bays to the front, ensuring practicality as well as appeal.

Upon entering, a useful Entrance Porch provides a handy space for coats and shoes - particularly valuable for families or those returning from countryside walks on winter days. The open-plan Living / Dining Room is a bright and welcoming space, offering plenty of flexibility for various furniture arrangements. A double glazed window overlooks the neat front garden, which features low-maintenance gravel chippings and a paved path leading to the front door. At the rear, French doors open onto a beautifully presented, fully enclosed garden that provides the perfect spot to relax or entertain, with gated access and a hardstanding area ideal for a shed. The current larger shed may be available for sale by separate negotiation.

The well-equipped Kitchen offers ample storage and workspace, along with plumbing and space for all necessary appliances and a double glazed window framing pleasant views over the garden. Upstairs, the Main Bedroom is generous in size and includes both an airing cupboard and a built-in wardrobe, while the second Bedroom is also a comfortable double, enjoying a lovely outlook over the rear garden. The contemporary Bathroom is stylishly fitted with a large sink, a bath with shower over and modern tiling.

With gas fired central heating, full double glazing and an attractive finish throughout, this home offers all the modern conveniences for everyday living. It represents an excellent choice for first time buyers or small families alike, and we highly recommend arranging a viewing to fully appreciate everything this delightful home has to offer.

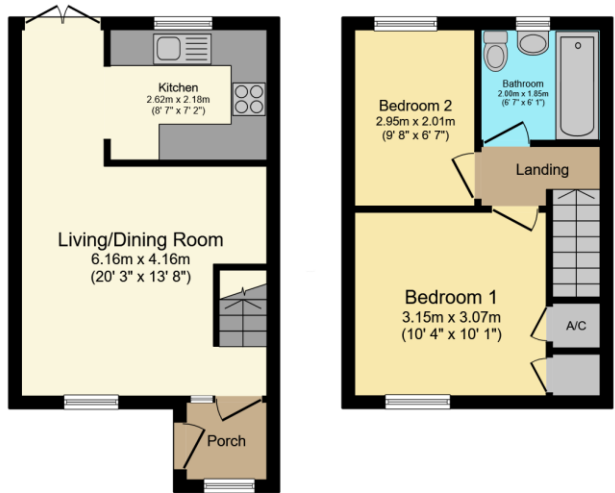
Council Tax Band

A - Torridge District Council



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Ground Floor
Floor area 27.0 sq.m. (291 sq.ft.)

First Floor
Floor area 25.1 sq.m. (270 sq.ft.)

Total floor area: 52.2 sq.m. (561 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the main High Street and at the very top turn left. Proceed through Old Town. At the pedestrian crossing, continue straight across onto Clovelly Road and proceed uphill. Take the sixth right hand turning onto Pynes Lane. Turn right into Hawthorn Park and follow the road around to your right to where number 38 will be found on your left hand side.

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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