Bond Oxborough Phillips

Changing Lifestyles

1 Trent Close
Bideford
Devon
EX39 4DW

Asking Price: £335,000 Freehold







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1 Trent Close, Bideford, Devon, EX39 4DW

AN IMPRESSIVE RENOVATED HOME OCCUPYING A QUIET CUL-DE-SAC

- 4 Bedrooms (1 En-suite)
- Spacious 'L' shape Living Room with dining & office space
- Modern Kitchen with clever storage
- Utility Room & ground floor Cloakroom
- Integral Garage
- Landscaped rear garden with hot tub garden room
- Greenhouse, koi pond & built-in Aussie barbecue included











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Overview

This impressive and extended 4 bedroom home, set within a quiet cul-de-sac in Biddeford's East-the-Water offers an exceptional opportunity for those seeking space, quality and a beautifully finished living environment. Thoroughly renovated by the current owner, the property presents to a high standard throughout and lends itself perfectly to family life, while also suiting couples who enjoy hobbies that call for a little extra room. On arrival, the double-width driveway provides off-road parking for 2 cars and sits alongside the Integral Garage which features an electric door and houses the gas fired boiler that was installed only 8 months or so ago.

Stepping inside, a generous Entrance Porch sets a welcoming tone and leads into an L-shaped Living Room filled with light from its large front window. This versatile space offers comfortable room for lounging and formal dining, with additional capacity for a home office area. The modern Kitchen has been thoughtfully designed with a wide range of floor and wall cabinets, granite overlay work surfaces and clever storage touches including carousel units and pull-out larder cupboards. A 7-ring Stoves oven and built-in dishwasher are included in the sale, and there is ample room for an American style fridge / freezer. A breakfast bar creates a relaxed and sociable spot for morning coffee, while the adjoining Utility Room provides further convenience with space for a washing machine, an extra sink and direct access to the rear garden. The ground floor is completed by a handy Cloakroom and a door leading through to the garage.

Upstairs, the spacious Main Bedroom easily accommodates a large bed and benefits from its own contemporary En-suite Shower Room featuring a generous double shower with rainfall head, a cabinet mounted basin and a close coupled WC. The second Bedroom is also a comfortable double, while the third offers excellent built-in storage around the bed. The fourth Bedroom is ideal as a study or hobby room. A modern Shower Room with a corner cubicle, cabinet mounted basin and WC serves the remaining bedrooms. The landing includes a hatch with drop-down ladder to the loft and a door to the useful airing cupboard.

To the rear of the property lies a fully landscaped garden designed for both relaxation and outdoor living. At its heart is a superb Garden Room complete with a hot tub, which is included in the sale, along with a shower with soakaway drainage. A dedicated barbecue area awaits enthusiastic hosts and comes with a built-in Aussie barbecue. While the garden furniture will be taken by the owner, the fish pond with koi carp, the attractive greenhouse and the various peaceful seating areas will remain, creating a charming outdoor space to explore and enjoy throughout the seasons.

Energy-conscious buyers will appreciate the added benefit of solar panels generating an income of around £2,000 per year, along with a portable air conditioner and a Hive heating system which will be included in the sale.

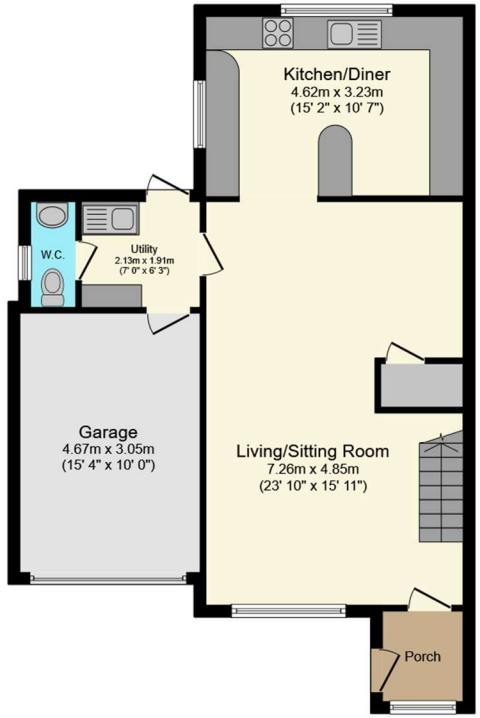
Altogether, this is a wonderfully appealing home that blends quality, space and lifestyle, making it perfect for families and couples alike. A viewing is highly recommended to avoid disappointment.

Council Tax Band

C - Torridge District Council

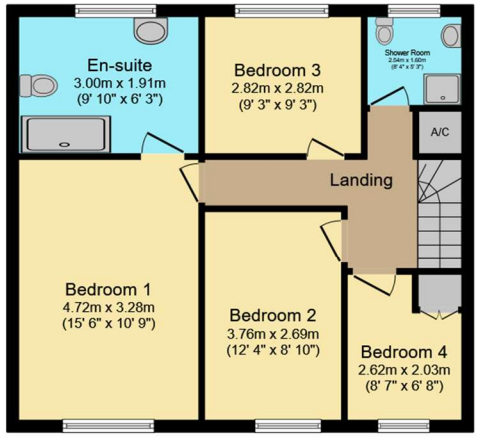
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Ground Floor

Floor area 73.4 sq.m. (790 sq.ft.)



First Floor

Floor area 57.8 sq.m. (622 sq.ft.)

Total floor area: 131.2 sq.m. (1,412 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.io

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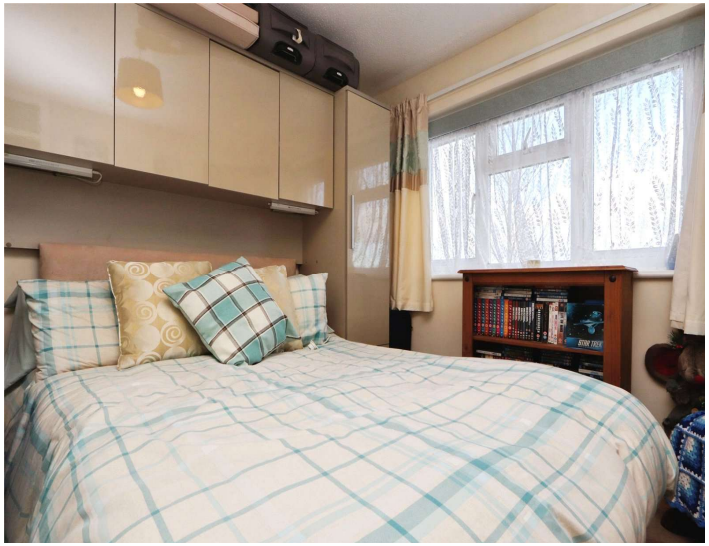


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Area Information

East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's capital, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

To find 1 Trent Close, Bideford, EX39 4DW from Bideford Quay, follow these steps:

Turn left across the Old Bideford Bridge and continue straight over the mini roundabout. Follow the road up to the top of Torrington Lane. At the next mini roundabout, take the right hand turning, then turn left onto Alverdiscott Road. From here, take the right hand turning onto Cliveden Road then take the second left into Trent Close. Number 1 will be located immediately on your left, clearly marked with a numberplate.

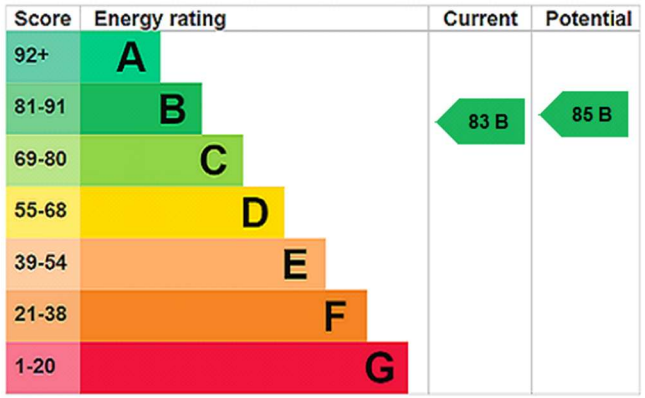
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We are here to help you find and buy your new home...

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