Bond Oxborough Phillips

Changing Lifestyles

11 Hyfield Place
Bideford
Devon
EX39 2DW

Offers Over: £149,999 Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

11 Hyfield Place, Bideford, Devon, EX39 2DW

A CHARACTERFUL TERRACED HOME WITH MODERN UPGRADES

- 2 Bedrooms
- Generous, open-plan Lounge / Dining Room with log burner
- Kitchen with access to the rear courtyard garden
- Ground Floor Bathroom
- Low-maintenance courtyard garden
- On-street parking is available directly outside the property
- Located within easy walking distance of the town centre, pannier market & riverside quay
- A highly convenient & characterful home in a popular central location

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Situated in the heart of Bideford's sought after Old Town, 11 Hyfield Place is a characterful 2 Bedroom terraced home offering a blend of period charm and practical modern upgrades, all within easy walking distance of the town centre, pannier market and riverside quay.

The property is entered into a Hallway which opens into a generous, open-plan Lounge / Dining Room, a welcoming space with ample room for both seating and a dining table. A recently installed log burner sits as an attractive focal point, adding warmth and character, while enhancing the cosy atmosphere of the room. Stairs rise from the lounge to the first floor, making excellent use of the space. To the rear of the ground floor is the Kitchen, fitted with a range of units and work surfaces and providing access to the rear courtyard garden. Beyond the kitchen is the Bathroom, comprising a white suite with bath and shower over, WC and wash basin.

On the first floor are 2 well-proportioned Bedrooms, both enjoying a pleasant outlook and offering flexible accommodation suitable for a range of buyers whether as a main residence, investment or second home.

Externally, the property benefits from a low-maintenance courtyard garden to the rear - ideal for potted plants or a small seating area. On-street parking is available directly outside the property.

The current owner has invested in important improvements including new rear fascias fitted last year and the installation of a modern combination boiler in 2024 providing peace of mind for incoming purchasers.

Hyfield Place is ideally positioned within Bideford Old Town, just a short stroll from local shops, cafés, the pannier market and riverside walks, making this a highly convenient and characterful home in a popular central location.

Council Tax Band
A - Torridge District Council

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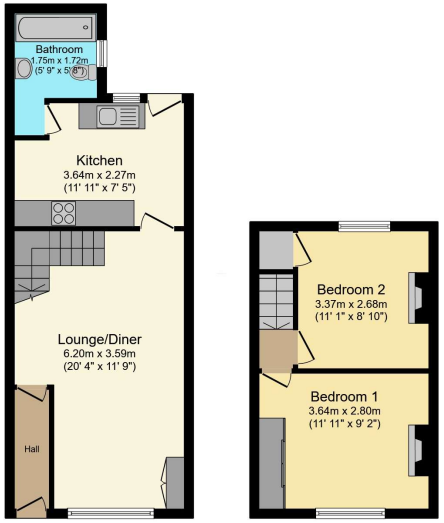

Ground Floor First Floor

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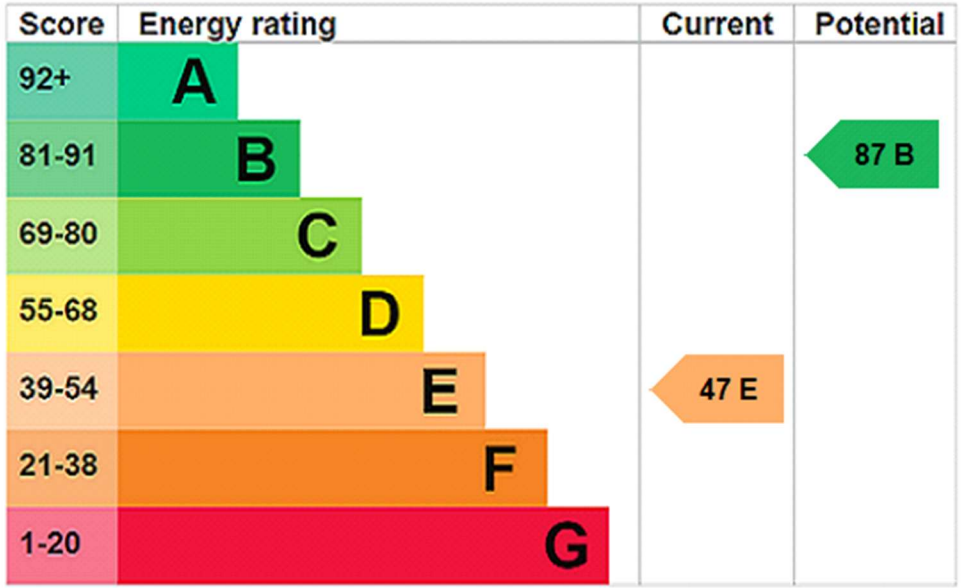
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

From Bideford Quay proceed up the main High Street taking the second left hand turning onto Grenville Street. Continue passing Bridge Street on your left hand side onto Buttgarden Street. At the junction, turn right. Take the second right hand turning into Hyfield Place to where number 11 will be situated on your right hand side clearly displaying a numberplate.

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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