Bond Oxborough Phillips

Changing Lifestyles

6 Abbots Drive
Bideford
Devon
EX39 4DB

Asking Price: £220,000 Freehold

Changing Lifestyles

01237 479 999
bideford@boppropertyy.com

6 Abbots Drive, Bideford, Devon, EX39 4DB

A WELL-PRESENTED PROPERTY WITH PARKING, A GARAGE & ATTRACTIVE GARDENS

- 3 Bedrooms
- Lounge leads through to the Kitchen / Diner
- Kitchen / Diner with direct access to the rear garden
- Modern Family Shower Room
- Generous front garden with views to the countryside beyond
- Private driveway for 2 cars & Single Garage
- Fully enclosed landscaped rear garden
- Ideally positioned for access to local shops, schools & amenities

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Overview

Tucked away in a well-established residential area of East-the-Water, 6 Abbots Drive is a well-presented 3 Bedroom semi-detached home offering a practical layout, attractive gardens and excellent everyday convenience.

The property enjoys an elevated position above the road, with a generous front garden laid to gravel that not only enhances kerb appeal but also provides open views across the street and to the countryside beyond, and allows plenty of natural light into the house. A private driveway for 2 cars is complemented by a Single Garage, offering valuable off-road parking and storage.

Inside, the accommodation flows particularly well. The ground floor is largely open-plan, creating a sociable and flexible living space. The Lounge sits to the front of the property and leads through an archway into the Kitchen / Diner, which forms the heart of the home. This space is well-suited to modern family life, with ample room for cooking, dining and entertaining, and direct access out to the rear garden.

Upstairs, the first floor hosts 2 comfortable double Bedrooms and a generous single Bedroom - ideal as a child's room, home office or dressing room. The front-facing double bedroom benefits from a built-in wardrobe, while all bedrooms are served by a Family Shower Room, fitted with a modern suite.

To the rear, the garden is a real highlight being fully enclosed and thoughtfully landscaped, it features a resin patio area directly from the house, leading up to an elevated lawn with a garden shed and a decked seating area - perfect for relaxing, entertaining or enjoying the sunshine in a private setting.

The property benefits from oil fired heating and hot water, with mains drainage, and is ideally positioned for access to local shops, schools and amenities. Bideford Town Centre, the quay and surrounding North Devon coastline are all within easy reach.

An appealing home offering space, light and practicality - ideal for families, first time buyers or those looking to settle in a popular and convenient part of Bideford.

Council Tax Band

B - Torridge District Council

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Ground Floor
Floor area 38.2 sq.m. (411 sq.ft.)

First Floor
Floor area 36.4 sq.m. (391 sq.ft.)

Total floor area: 74.6 sq.m. (803 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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Area Information

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.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

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

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight onto Torrington Lane. Continue to the top of the hill and take the second exit at the roundabout. Turn immediately left onto Alverdiscott Road. Take the first right hand turning onto Cliveden Road. Abbots Drive will be found the first turning on your left hand side and number 6 will be situated a short distance on your right hand side clearly displaying a numberplate on the garage.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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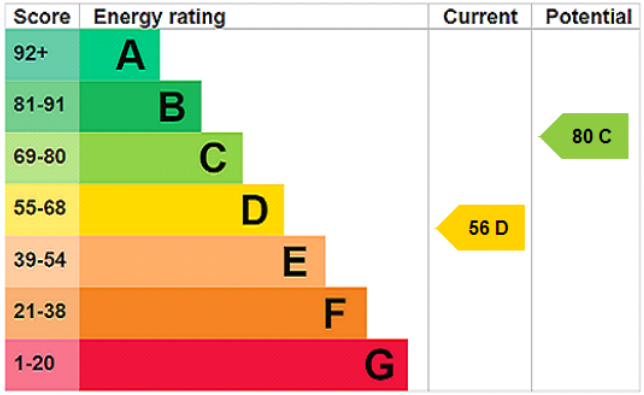

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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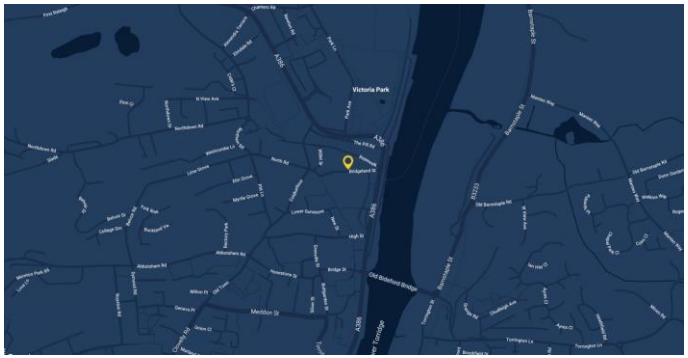
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