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Changing Lifestyles

4 Southcott Road
Bideford
Devon
EX39 3NP

Asking Price: £340,000 Freehold

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Changing Lifestyles

01237 479 999
bideford@bopproperty.com

4 Southcott Road, Bideford, Devon, EX39 3NP

A STYLISH DETACHED DORMER BUNGALOW IN SOUGHT-AFTER RALEIGH



- Ground Floor double Bedroom & Bathroom - ideal for flexible living
- 2 First Floor double Bedrooms with countryside views
- Lounge with bay window & feature fireplace housing stove-effect electric fire
- Kitchen overlooking the rear garden with multi-fuel stove
- Dining Room with French doors opening onto the rear garden
- Large Utility Room with rear garden access & door to Integral Garage
- Enclosed, low-maintenance rear garden with workshop, seating terraces & decked area



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Situated within the established and highly popular Raleigh area of Bideford, this deceptively spacious detached dormer-style bungalow enjoys easy access to nearby amenities, schooling, everyday shopping facilities and regular transport links whilst also benefiting from pleasant views across the town towards the surrounding countryside.

Occupying an elevated position, the property offers an excellent blend of character, practicality and lifestyle appeal together with attractive low-maintenance gardens, generous parking and a useful timber workshop.

Approached via a private driveway, currently undergoing improvement works, the property will benefit from a newly resurfaced driveway, newly laid garage floor and oak-effect garage door. The front garden will be finished with stone chippings together with flowers and shrubs creating an attractive and easy-to-maintain frontage.

A spacious Entrance Porch opens into a welcoming Entrance Hallway which immediately sets the tone for the generous accommodation throughout the property. The Lounge is a particularly comfortable living space featuring a bay window together with a feature fireplace housing a stove-effect electric fire. The room flows openly through to the Kitchen creating a sociable arrangement ideal for modern day living. The Kitchen is undoubtedly one of the focal points of the home featuring a multi-fuel burning stove together with a partly vaulted ceiling extending into a bay overlooking the rear garden. A combination gas and electric range cooker is included within the sale together with an integrated fridge. The separate Dining Room enjoys French doors opening directly onto the rear garden providing an excellent space for entertaining and everyday dining alike.

Further practical benefits are provided by a particularly spacious Utility Room which offers direct access to the rear garden together with an internal door into the integral Garage.

The Ground Floor accommodation also features a spacious double Bedroom together with a Bathroom making the property highly suitable for buyers seeking flexible accommodation or largely single-level living. To the First Floor are 2 further double Bedrooms both enjoying pleasant views across the town towards the surrounding countryside whilst also benefiting from spacious eaves storage. A further Bathroom serves the First Floor accommodation.

Outside, the enclosed rear garden has been thoughtfully arranged to provide a low-maintenance outdoor environment with seating terraces, a decked area suitable for a hot tub together with raised natural stone flower beds stocked with mature shrubs and plants.

A particularly valuable feature of the garden is the large timber workshop providing excellent storage, hobby or workspace potential. The property also benefits from pedestrian access surrounding the home.

Overall, this is a highly individual and deceptively spacious detached home combining character features, versatile accommodation and manageable outdoor space within one of Bideford's most sought-after residential locations.

Agents Note

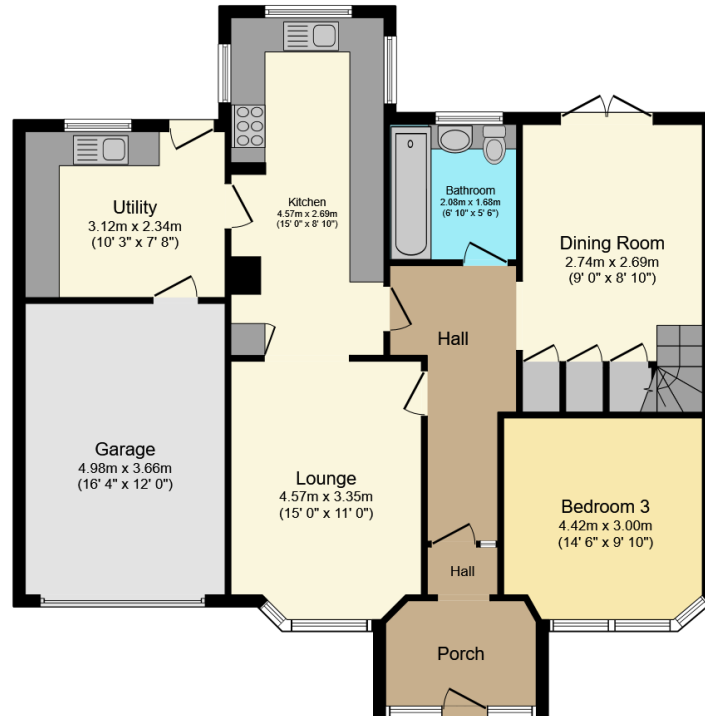
The driveway and garage floor will be resurfaced prior to completion. Stone chippings will also be laid to the front garden area.

Council Tax Band

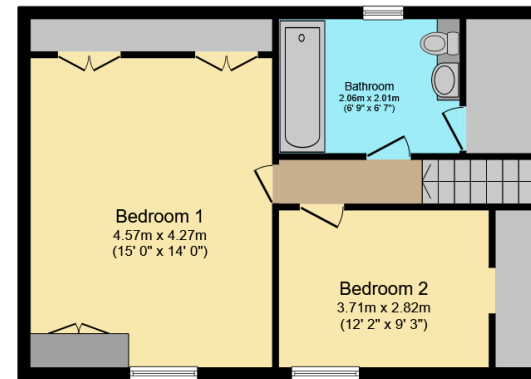
C – Torridge District Council

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Ground Floor



First Floor

Total floor area: 164.8 sq.m. (1,773 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 in the direction of Northam passing Morrisons Supermarket on your right hand side. Take the left hand turning onto Raleigh Hill and the next left hand turning onto Southcott Road to where the property will be situated on your right hand side clearly displaying a For Sale notice.

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.

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 available 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.

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

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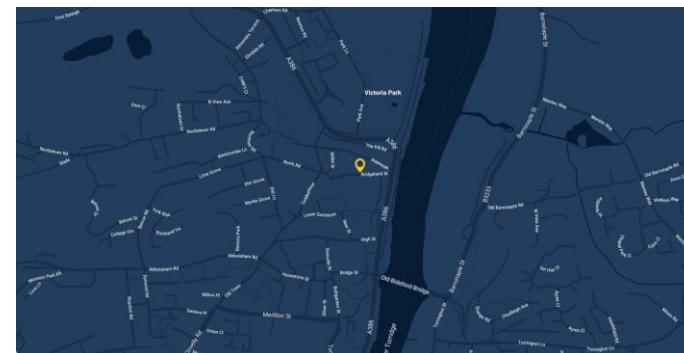
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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