



Bond
Oxborough
Phillips

Changing Lifestyles

21 East Ridge View
Bideford
Devon
EX39 4RS

Asking Price: £325,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

21 East Ridge View, Bideford, Devon, EX39 4RS

AN EXTENDED DETACHED HOME OCCUPYING A GENEROUS CORNER PLOT



- 3 Bedrooms (1 En-suite)
- Lounge enjoying a bright front aspect & flowing seamlessly into the Living Room with large sliding doors opening onto the rear garden
- Large enclosed lawned rear garden with patio & storage shed
- Detached Garage, extensive driveway parking & additional hardstanding
- Adjoins Chudleigh Fort green space with views towards the River Torridge & Bridge



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Situated in a popular residential position just a short distance from Bideford town centre and enjoying a pleasant outlook over Chudleigh Fort with views towards the River Torridge and estuary beyond, this impressive double-fronted detached home offers spacious and versatile family accommodation that has been significantly enhanced by a substantial extension. Occupying a generous corner plot and directly adjoining the open green space of Chudleigh Fort, the property is ideally suited to families, dog owners and those seeking both convenience and outdoor space.

The accommodation is arranged around a welcoming Entrance Hall. The original Lounge enjoys a bright front aspect and flows seamlessly into the impressive extension, creating a wonderful open living environment that can be used as one expansive reception space or as separate areas for relaxation and entertaining. The extension has been thoughtfully designed with excellent insulation and large sliding doors opening directly onto the rear garden, making it a comfortable and practical room throughout the year. There is a separate Dining Room to the front of the property whilst the Kitchen overlooks the rear garden and is fitted with a range of modern high-gloss units, a built-in electric oven, 4-ring gas hob and extractor hood, together with space for a fridge / freezer. The original Utility Room provides additional storage and workspace, whilst the newly constructed Utility Room within the extension offers further fitted cupboards and space for laundry appliances and an additional fridge / freezer. A convenient ground floor Cloakroom completes the downstairs accommodation.

On the first floor are 3 well-proportioned Bedrooms, all offering comfortable accommodation. The principal bedroom is particularly spacious and benefits from fitted wardrobes, space for a home office desk and an enlarged En-suite Shower Room featuring a generous corner shower enclosure. The second bedroom also benefits from fitted mirror-fronted wardrobes, whilst several rooms enjoy attractive views across the town towards the estuary. A Family Bathroom serves the remaining accommodation.

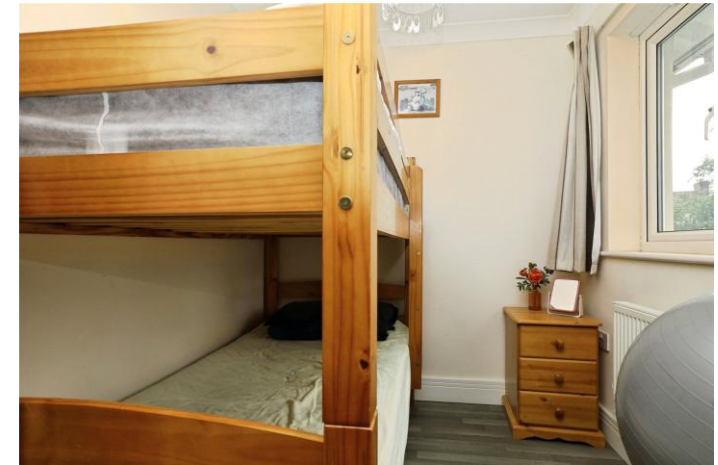
Outside, the property continues to impress. The enclosed rear garden is predominantly laid to lawn, providing an excellent space for children, pets and outdoor entertaining. A circular patio creates an attractive seating area, whilst a substantial storage shed offers practical external storage. The driveway provides parking for several vehicles and is complemented by a Detached Garage with power and lighting connected. In addition, there is further hardstanding to the side of the property offering extra parking and potential, subject to any necessary consents, for the construction of a larger double garage if required.

Combining generous living space, a high-quality extension, excellent parking, attractive views and a wonderful position adjoining open green space, this is a superb family home that must be viewed to be fully appreciated.

Council Tax Band

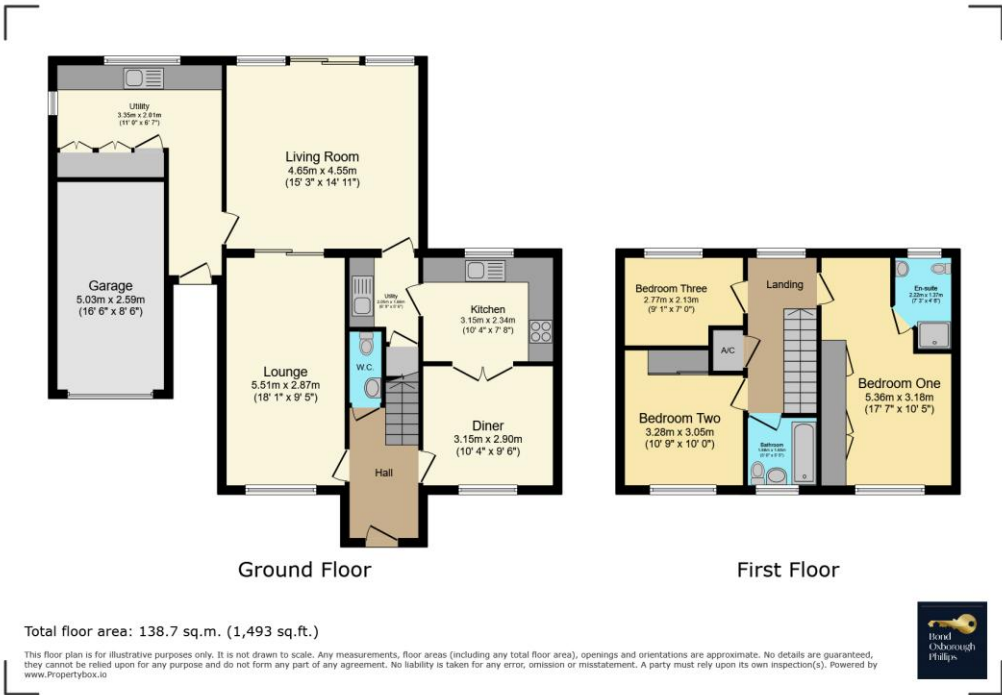
C with Improvement Indicator - Torridge District Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



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Have a property to sell or let?

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight over onto Torrington Lane. Proceed towards the top of this road and, prior to the next mini roundabout, take the left hand turning into Ayres Close. Follow this road travelling through the stone pillars and bear left at the mini roundabout into East Ridge View. After passing several bungalows on your left hand side, turn left into a small no-through road where number 21 will be located at the very top left hand corner.

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.

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 able 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.