



Bond
Oxborough
Phillips

Changing Lifestyles

12 Davies Mount
Bideford
Devon
EX39 3SN

Offers In the Region Of: £195,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

12 Davies Mount, Bideford, Devon, EX39 3SN

A MODERN SEMI-DETACHED HOME WITH NO ONWARD CHAIN



- 2 Bedrooms

- Modern fitted Kitchen with built-in appliances
- Bright Living / Dining Room with French doors opening onto the garden
- Ground floor Cloakroom & first floor Bathroom
 - Enclosed rear garden with patio, lawn, side access & garden shed
 - Driveway parking
- Convenient location with easy access to Bideford, Barnstaple & Bude



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.

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Situated on a modern development in a highly convenient location on the outskirts of Bideford, with easy access to Bideford Town Centre, Barnstaple and Bude, this well-presented 2 Bedroom semi-detached home is offered for sale with the distinct advantage of no onward chain. Ideal for first time buyers, couples or those looking to downsize, the property benefits from an energy-efficient air source heat pump, driveway parking for 2-3 vehicles and an attractive, enclosed rear garden.

The accommodation comprises a welcoming Entrance Hall, a modern fitted Kitchen with a built-in oven, hob and extractor, and an integrated fridge / freezer and washing machine, together with a breakfast bar. To the rear, the bright Living / Dining Room enjoys French doors opening onto the garden and there is also a convenient ground floor Cloakroom.

Upstairs are 2 Bedrooms, with the principal bedroom benefiting from useful built-in storage, together with a modern Bathroom featuring a rainfall shower over the bath.

Outside, the enclosed rear garden offers a patio, lawn, timber fencing, gated side access and a useful garden shed, creating an ideal space to relax or entertain.

Combining a convenient location, economical running costs and move-in-ready accommodation with no onward chain, this is an excellent home that is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Council Tax Band

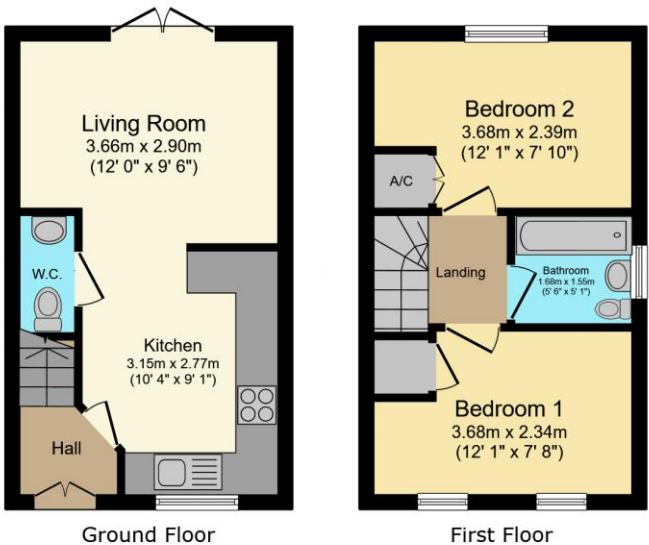
B - Torridge District Council



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Total floor area: 47.7 sq.m. (513 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.ie



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the main High Street turning left at the top. Continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Follow the road past Caddsdwn Industrial Estate and upon reaching the traffic lights at Asda Superstore, continue straight on along the road. Take the right hand turning onto the new development Abbotsham Park. Number 12 Davies Mount will be situated on your right hand side.

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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