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Changing Lifestyles

11 Montague Place
Bideford
Devon
EX39 3BX

Asking Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

11 Montague Place, Bideford, Devon, EX39 3BX

A BEAUTIFULLY PRESENTED HOME OFFERING SPACIOUS, VERSATILE FAMILY LIVING WITH ALLOCATED PARKING



- 3 Bedrooms

- 2 separate Reception Rooms, providing excellent flexibility for family living, dining, entertaining or working from home
- Generous, light-filled Kitchen & useful Utility Room
 - Charming, enclosed rear garden
 - Allocated off-road parking space
- With its excellent proportions, flexible layout, attractive presentation & proximity to the town centre, this is a wonderful family home



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Overview

Situated in a quiet residential road close to Bideford Town Centre, this beautifully presented period home offers surprisingly spacious and versatile family-sized accommodation arranged over 3 floors. Blending traditional character with a stylish contemporary finish, the property is ready to move straight into and will appeal to anyone seeking a genuine turn-key home.

The ground floor offers 2 separate Reception Rooms, providing excellent flexibility for family living, dining, entertaining or working from home. These are complemented by a generous, light-filled Kitchen and a useful Utility Room. Across the upper floors are 3 double Bedrooms, a modern Family Bathroom and lovely far-reaching views from the private top floor bedroom.

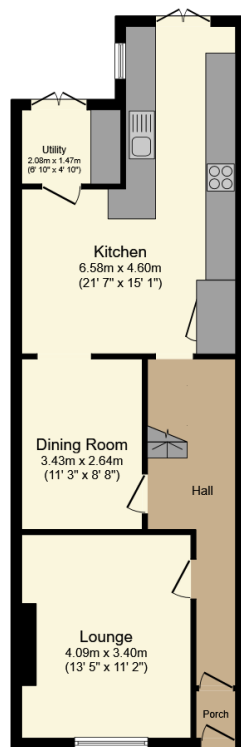
Outside, the charming enclosed rear garden is larger than might be expected for a property of this type and has been thoughtfully arranged for low-maintenance enjoyment.

A particularly valuable feature is the allocated off-road parking space. Parking is rarely available with period homes in this convenient location and adds greatly to the property's everyday practicality.

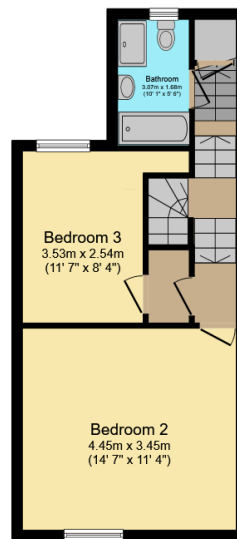
With its excellent proportions, flexible layout, attractive presentation and proximity to the town centre, this is a wonderfully complete family home that must be viewed to be fully appreciated.

Council Tax Band

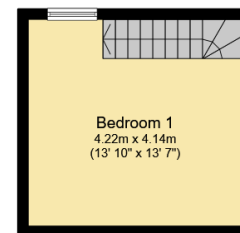
A - Torridge District Council



Ground Floor



First Floor



Second Floor

Total floor area: 115.0 sq.m. (1,238 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



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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, turn right onto High Street. At the top of High Street, turn left and proceed through Old Town. At the pedestrian crossing, continue straight onto Clovelly Road. Take the second right hand turning into Montague Place. Number 11 will be found towards the end of the row 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Devon

EX39 2PS

Tel: 01237 479 999

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

