



Bond
Oxborough
Phillips

Changing Lifestyles

77 Sentry Corner
Bideford
Devon
EX39 4BS

Asking Price: £260,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

77 Sentry Corner, Bideford, Devon, EX39 4BS

A SPACIOUS END-TERRACE FAMILY HOME

- 5 Bedrooms
- 2 Reception Rooms, providing flexible living & entertaining space
- Kitchen / Breakfast Room positioned to the rear of the property overlooking the garden
 - Family Bathroom
- Generous lawned rear garden with useful block-built shed
 - Within easy reach of schools, shopping facilities & some of North Devon's most popular walking & cycling routes
- On-street parking



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

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Occupying a convenient position on the eastern side of Bideford, this substantial 5 Bedroom end-terrace home offers spacious and versatile accommodation arranged over 2 floors, together with a generous rear garden and excellent access to local amenities.

The property is ideally situated within walking distance of a supermarket, local primary school and the renowned Tarka Trail, making it a particularly attractive proposition for growing families and those seeking easy access to both everyday facilities and outdoor recreation.

The accommodation is well-proportioned throughout and briefly comprises 2 Reception Rooms, providing flexible living and entertaining space, together with a Kitchen / Breakfast Room positioned to the rear of the property overlooking the garden.

To the First Floor are 5 Bedrooms and a Bathroom, offering ample space for larger families, home working or multi-generational living.

Outside, the property benefits from a generous rear garden which is predominantly laid to lawn and provides plenty of space for children to play, gardening enthusiasts or outdoor entertaining. A useful block-built shed offers excellent storage and workshop potential.

The property further benefits from on-street parking and presents an excellent opportunity for purchasers seeking a spacious family home within easy reach of schools, shopping facilities and some of North Devon's most popular walking and cycling routes.

Council Tax Band

A with Improvement Indicator - Torridge District Council

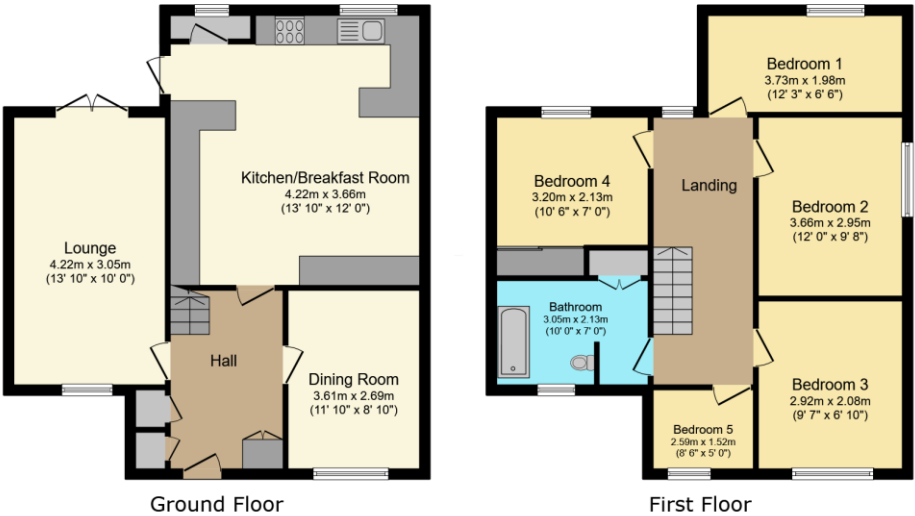
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



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Total floor area: 128.5 sq.m. (1,383 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the mini roundabout continue straight onto Torrington Lane. Continue up to the top of the hill and upon reaching the mini roundabout take the second exit onto Gammaton Road. Pass the right hand turning into Sentry Corner to where number 77 Sentry Corner will be found on your right hand side clearly displaying a numberplate.

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.

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