Bond Oxborough Phillips

Changing Lifestyles

12 Hillcrest Road
Bideford
Devon
EX39 4DQ

Asking Price: £225,000 Freehold







01237 479 999
bideford@boppproperty.com

12 Hillcrest Road, Bideford, Devon, EX39 4DQ

A SPACIOUS SEMI-DETACHED BUNGALOW WITH AMPLE PARKING & GARAGE

- 2 Bedrooms
- Spacious Living / Dining Room with large picture window providing far-reaching countryside views
- Kitchen with door to the rear garden
- Attractive front & manageable rear garden
- Driveway parking for 3 cars & Detached Garage
- Quiet, established residential location
- No onward chain
- Scope for updating











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Situated on a well-established and peaceful residential estate at the top of Bideford's popular East-the-Water area, this is an excellent opportunity to acquire a spacious 2 Bedroom semi-detached bungalow available with the distinct advantage of no onward chain.

The property enjoys generous off-road parking, with a long driveway comfortably accommodating 3 vehicles and leading, in turn, to a Detached Single Garage. To the front is an attractive, established garden, with a striking palm tree forming a central feature amongst low-maintenance stone chippings and a variety of mature plants and shrubs.

Entering the bungalow, a spacious Entrance Hall provides a warm welcome and gives access to the loft space together with a useful cloaks cupboard. The Main Bedroom is a generously proportioned double room overlooking the attractive front garden through a UPVC double glazed window. The Second Bedroom is positioned alongside and is also comfortably large enough to accommodate a double bed. Opposite the bedrooms is a contemporary Wet Room comprising a shower area with mains-fed shower, a close coupled WC with dual flush and a cabinet-mounted wash hand basin. Louvre-fronted doors open to an airing cupboard housing the gas fired combination boiler.

A particular highlight of the property is the spacious Living / Dining Room. A large picture window takes full advantage of the elevated position providing far-reaching views across the surrounding Devon countryside. A fireplace housing a pebble-effect electric fire creates an attractive focal point, while a useful alcove provides an ideal space for a dining table. The Kitchen is fitted with a range of eye and base level cabinets with matching drawers and work surfaces. There is space for a freestanding gas cooker, plumbing and space for a washing machine and space for a fridge / freezer. A window overlooks the driveway while a double glazed door provides direct access to the rear garden.

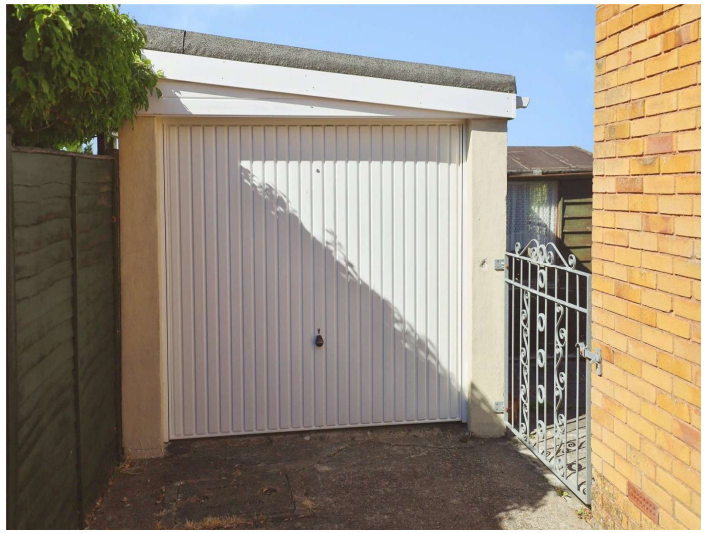
Outside, the rear garden is of a good yet manageable size, making it ideal for those wanting an enjoyable outdoor space without excessive upkeep. A paved patio leads onto an area of lawn with a timber shed positioned to one side. The garden also provides a wonderful spot from which to appreciate the property's attractive countryside outlook.

Available for sale with no onward chain, this appealing bungalow represents an excellent opportunity for purchasers seeking a well-proportioned home in a quiet and established residential setting. While there is scope for some cosmetic updating to suit individual tastes, the generous accommodation, ample parking, garage and delightful views provide all the ingredients for a very comfortable home.

Council Tax Band
B - Torridge District Council







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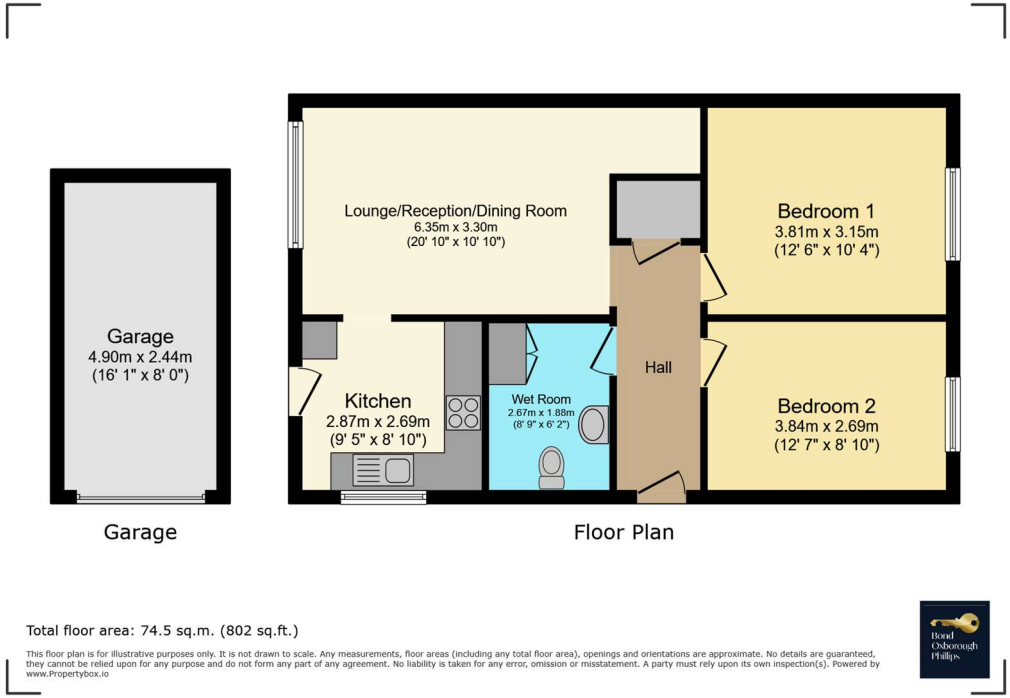

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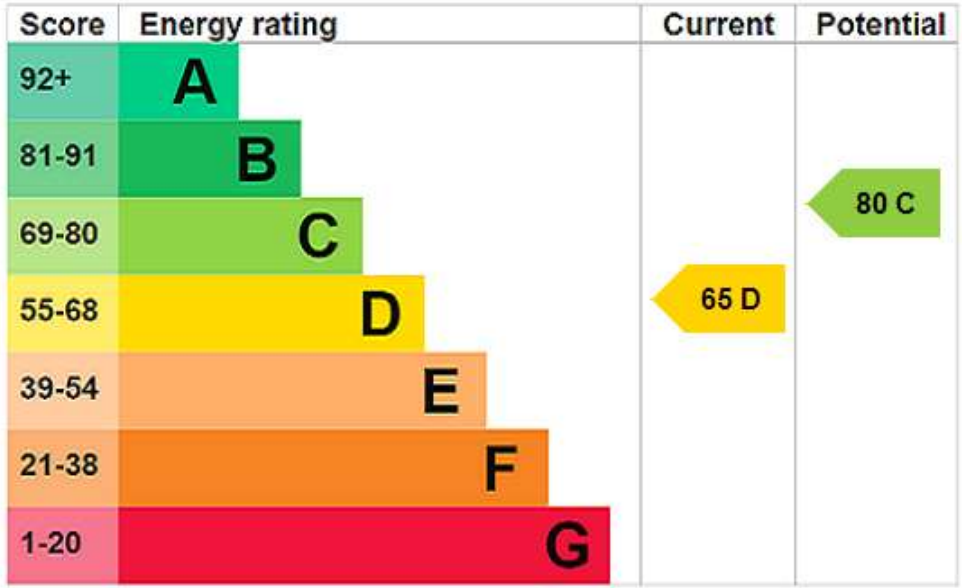
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

From Bideford Quay proceed in the direction of Torrington before taking the left hand turning onto the Old Bideford Bridge. Continue straight across at the mini roundabout onto Torrington Lane and travel uphill. At the mini roundabout, at the brow of the hill, take the right hand turning onto Gammaton Road before taking the right hand turning onto Hillcrest Road. Proceed uphill following the road as it bears around to your right to where number 12 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.