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Changing Lifestyles

31 Harlseywood
Bideford
Devon
EX39 3FB

Asking Price: £295,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

31 Harlseywood, Bideford, Devon, EX39 3FB

REFURBISHED & READY TO MOVE INTO – NO CHAIN



- Tastefully refurbished and redecorated 3 bedroom detached house
- Private rear garden with an attractive outlook over established woodland
- Short walk to Bideford College & Sixth Form College
- Bedroom 1 with en-suite shower room and double wardrobes
 - Refurbished kitchen with a range of appliances
- Spacious living room opening onto the raised rear deck
- Garage with additional off-road parking



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Overview

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A REFURBISHED DETACHED FAMILY HOME WITH A PRIVATE WOODLAND OUTLOOK

Tucked away within a small and select close, this attractive 3 bedroom detached home enjoys an unusually private position overlooking established woodland.

Tastefully refurbished and redecorated, with new floor coverings, a refurbished kitchen and fresh neutral presentation, it is a home that feels immediately ready to move into.

Bideford College & Sixth Form College is within a short walk, whilst St Helens Primary School is within a short drive, adding to its appeal as a well-positioned family home.

LIGHT, MODERN AND READY TO MOVE INTO

The spacious living room opens onto the raised rear deck, creating an easy connection between the house and its leafy surroundings.

The refurbished kitchen/dining room provides plenty of space for everyday family life, while a useful utility area is positioned to the rear of the garage.

THREE BEDROOMS & EN-SUITE

The principal bedroom features an en-suite shower room and his and hers double wardrobes, complemented by two further bedrooms and the family bathroom.

Above, a large fully boarded shelved and lit loft provides excellent additional storage.

PRIVATE WOODLAND SETTING

The rear setting is a real feature. Raised decking provides space for outdoor dining and entertaining, with steps leading to the lower garden, all enjoying a mature woodland backdrop.

GARAGE & PARKING

An integral garage is complemented by additional off-road parking alongside – a particularly useful feature for a modern family home.

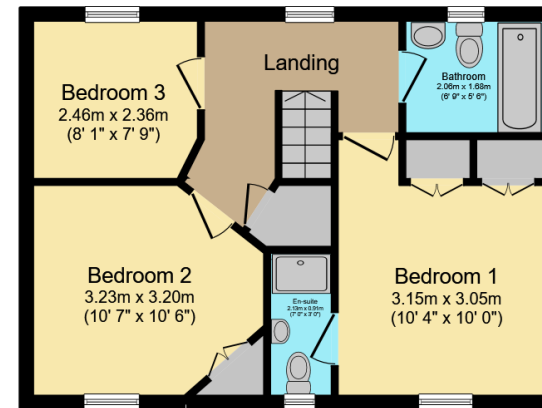
Offered for sale with NO ONWARD CHAIN.

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Ground Floor



First Floor

Total floor area: 99.8 sq.m. (1,074 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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Area Information

The property is conveniently positioned for access to Bideford town centre, local amenities and schools, while Bideford College and Bideford Sixth Form College are within a short walk.

Bideford itself offers a broad range of shops, supermarkets, cafés, restaurants and everyday services, together with access to the wider North Devon coast and countryside.

Combining a convenient location with a tucked-away position, woodland outlook and recently refreshed accommodation, this is a home that should appeal particularly to families wanting to move straight in rather than undertake a programme of improvements.

Directions

What3Words : smashes.woke.stale

From Bideford Quay proceed up the main High Street turning left at the top and taking the first right hand turning onto Abbotsham Road. Continue on this road passing through the traffic lights and take the next right hand turning into Harlseywood. Number 31 will be found immediately on your left.

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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We are here to help you find and buy your new home...

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EX39 2PS

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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

