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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

A TASTEFULLY REFURBISHED DETACHED FAMILY HOME WITH NO ONWARD CHAIN



- 3 Bedrooms (1 En-suite)
- Refurbished Kitchen / Dining Room
- Spacious Living Room opening onto the raised rear deck
- Private position with an attractive outlook over established woodland
- Within a short walk of Bideford College
- Large, fully boarded loft with lighting
- Useful utility area positioned to the rear of the Garage
- Garage & off-road parking alongside
- Situated in a small select residential close



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A REFURBISHED DETACHED FAMILY HOME WITH A PRIVATE WOODLAND OUTLOOK

Tucked away within a small and select residential close, this attractive 3 Bedroom detached family home combines a convenient Bideford location with an unusually private outlook to the rear, where the property overlooks established woodland.

The house has been tastefully refurbished and redecorated, with new floor coverings helping to create a fresh and immediately welcoming home. With a refurbished kitchen, en-suite principal bedroom, garage, additional parking and excellent storage, it offers a particularly practical layout for family life.

Its location is another important advantage. Bideford College and Sixth Form College are within a short walk and St. Helens Primary School is within a short drive, making this an especially convenient option for families with older children.

LIGHT, MODERN AND READY TO MOVE INTO

The accommodation has been refreshed in a neutral contemporary style, allowing a new owner to move in and enjoy the property without the immediate need for significant updating. The principal Living Room provides a comfortable family space and opens towards the rear, connecting the accommodation with the raised outside area and leafy outlook beyond. The refurbished Kitchen / Dining Room is a particularly useful everyday space, with a range of fitted units, work surfaces and appliances together with ample room for a family dining table. To the rear of the garage is a separate utility area, providing valuable additional space away from the main kitchen.

THREE BEDROOMS & EN-SUITE

Upstairs are 3 Bedrooms, including an impressive principal bedroom benefiting from its own En-suite Shower Room and extensive storage with his and hers double wardrobes. The remaining bedrooms provide flexible accommodation for children, guests or those needing a dedicated home office. A Family Bathroom completes the first floor accommodation. There is also a large fully boarded loft with shelving and lighting, providing excellent readily accessible storage – an increasingly valuable feature in a modern family home.

PRIVATE WOODLAND SETTING

One of the property's most appealing features is its position. Rather than looking directly onto neighbouring houses at the rear, the outside space enjoys a leafy outlook towards established woodland, giving the property a noticeably more private and secluded feel. The raised deck provides an excellent space for outdoor seating and dining, while the lower garden area offers a further low-maintenance outside space surrounded by mature greenery.

GARAGE & ADDITIONAL PARKING

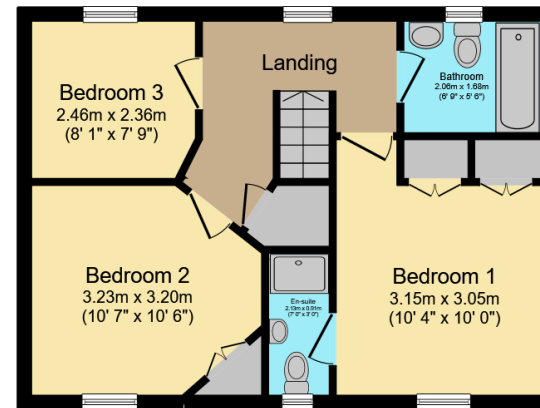
The property benefits from an Integral Garage, together with the particularly useful advantage of additional off-road parking alongside the garage. For buyers seeking a detached home with good parking, storage and practical family accommodation, this considerably strengthens the overall package.

Council Tax Band

C - Torridge District Council



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

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

Directions to this property can be easily found by using What3words: <https://w3w.co/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 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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We are here to help you find and buy your new home...

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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		

