



Bond
Oxborough
Phillips

Changing Lifestyles

9 Chopes Close
Bideford
Devon
EX39 4HD

Asking Price: £235,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

9 Chopes Close, Bideford, Devon, EX39 4HD

A STYLISHY RENOVATED HOME WITH A SUPERB REAR GARDEN



- 3 Bedrooms
- Lounge with feature fireplace & bay window
- Impressive Kitchen / Dining Room with doors opening onto the garden
 - Separate Utility Room
- Stylish Family Bathroom with modern white suite
- Generous, enclosed rear garden with lawn, patio & Composite-decked areas providing excellent space for dining, entertaining & relaxing



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Overview

A beautifully presented 3 Bedroom terraced home offering a stylish, modern interior, generous living accommodation and an excellent rear garden, all within convenient reach of Bideford town centre.

The property has been comprehensively renovated to create a bright and contemporary home with a particularly sociable ground floor layout. An Entrance Porch opens into the main living space, where a centrally positioned staircase helps define the different areas while retaining an attractive open feel. The Lounge measures approximately 17'3" x 10'9" and provides a comfortable everyday living area, complemented by a feature fireplace and bay window to the front.

To the rear is the impressive Kitchen / Dining Room, extending to approximately 22'3" x 11'6". This is very much the social heart of the home, combining white cabinetry, contrasting dark finishes and natural timber worktops with ample space for dining and entertaining. Doors open directly onto the garden, creating an easy connection between the indoor and outdoor spaces. A separate Utility Room provides valuable additional storage and practicality, with plumbing already in place should a future owner wish to investigate the possibility of creating a Cloakroom.

Upstairs are 3 well-proportioned Bedrooms, including a generous principal bedroom with built-in storage, together with a stylish Family Bathroom fitted with a modern white suite and attractive full-height tiling. The large loft has been fully boarded and provides excellent storage.

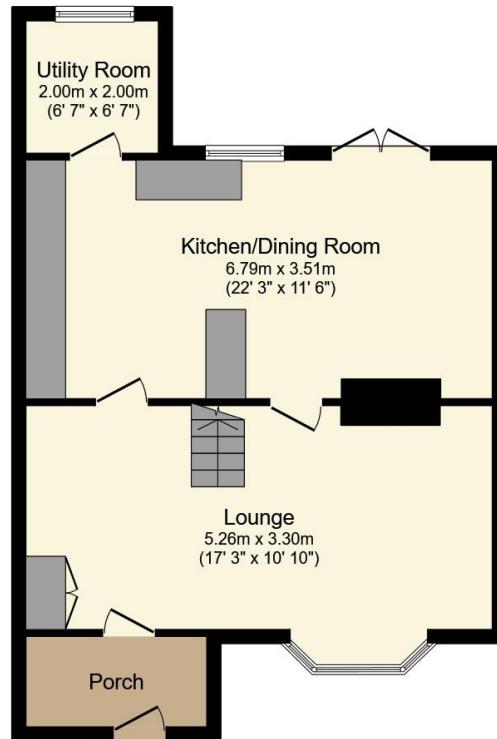
Outside, the home enjoys an enclosed front garden, while the rear garden is predominantly laid to lawn with raised seating and composite-decked areas providing excellent space for summer dining, entertaining and relaxing and having the advantage of gated rear access. Sleeper-edged planting adds further interest, and there is also rear access available via a shared alleyway.

Chopes Close is conveniently positioned for access into Bideford, with its mix of independent shops, cafés, restaurants and everyday amenities, while regular bus services are available from the Quay.

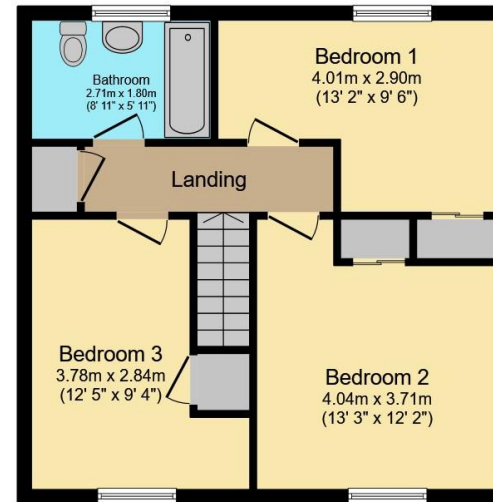
An impressive, move-in-ready home combining modern presentation, flexible family accommodation and a particularly appealing garden.

Council Tax Band

A - Torridge District Council



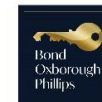
Ground Floor



First Floor

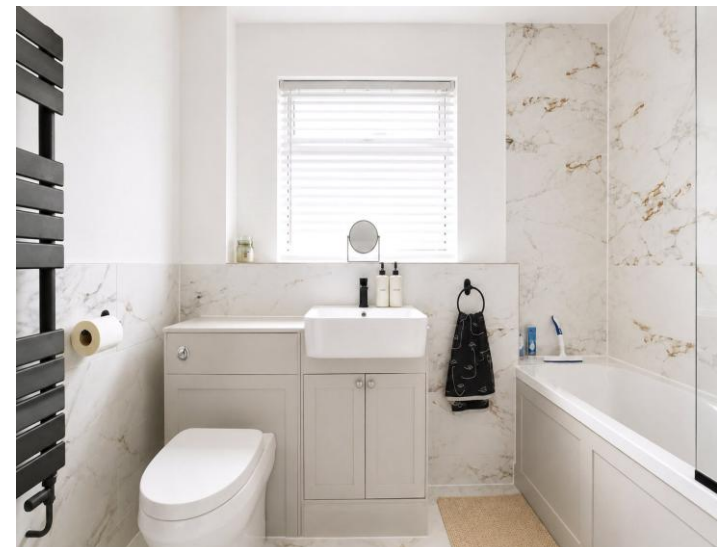
Total floor area: 108.8 sq.m. (1,171 sq.ft.)

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 cross over the Old Bideford Bridge. At the roundabout, continue straight across and proceed uphill. Follow this road to the next roundabout and take the second exit. Follow this road taking the third right hand turning onto Chubb Road and bear immediately left onto Goaman Road. Follow the road as it bears left into Chopes Close to where number 9 will be found on your right hand side.

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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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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