Bond Oxborough Phillips

Changing Lifestyles

27 Hamilton Close
Bideford
Devon
EX39 3DS

Offers Over: £250,000 Freehold

Changing Lifestyles

01237 479 999
bideford@boppropertyy.com

27 Hamilton Close, Bideford, Devon, EX39 3DS

AN EXTENDED FAMILY HOME WITH EXCELLENT LIVING SPACE

- 4 Bedrooms
- Expansive Kitchen / Utility & Dining Room
- Spacious Lounge flowing through to the Dining Room
- Modern first floor Family Bathroom
- Integral Garage with internal access
- Driveway parking
- Tiered rear garden with seating areas

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27 Hamilton Close is a well-proportioned and significantly extended 4 Bedroom semi-detached home, offering approximately 1,151 sq. ft. of accommodation together with driveway parking, an integral garage and a generous, low-maintenance rear garden.

The property has been thoughtfully enlarged over the years, with a ground floor extension positioned behind the garage substantially increasing the living space. The result is an impressive Kitchen / Utility arrangement with an adjoining Dining Room, creating a highly practical hub for day-to-day family life. The kitchen is fitted with a comprehensive range of contemporary light-coloured units, contrasting work surfaces and tiled splashbacks, with ample space for appliances and informal dining. Large windows overlook the rear garden and provide plenty of natural light, while there is also useful integral access into the garage.

Elsewhere on the ground floor, the spacious Lounge provides a comfortable main reception room and flows through towards the dining area, giving the accommodation a sociable feel while still retaining clearly defined spaces. The Entrance Hall provides access to the first floor and completes the ground floor layout.

Upstairs, the extension continues over the garage and has created an especially generous Principal Bedroom measuring approximately 5.01m x 2.72m. Three further Bedrooms provide excellent flexibility for families, guests or those requiring a dedicated home office, while the Family Bathroom is fitted with a modern white suite including a separate shower enclosure and useful fitted storage.

Outside, the property is set back from the road with driveway parking leading to the Integral Garage. To the rear is an established, tiered garden which has been arranged to provide a number of paved seating and entertaining areas alongside raised beds, mature shrubs and colourful planting. A garden shed offers additional storage, while the elevated nature of the plot creates an attractive and private outdoor setting.

With 4 bedrooms, extensive ground floor accommodation, an integral garage and a particularly versatile rear garden, 27 Hamilton Close offers substantially more space than the original design of the property would suggest and should appeal particularly well to growing families.

Council Tax Band

B - Torridge District Council

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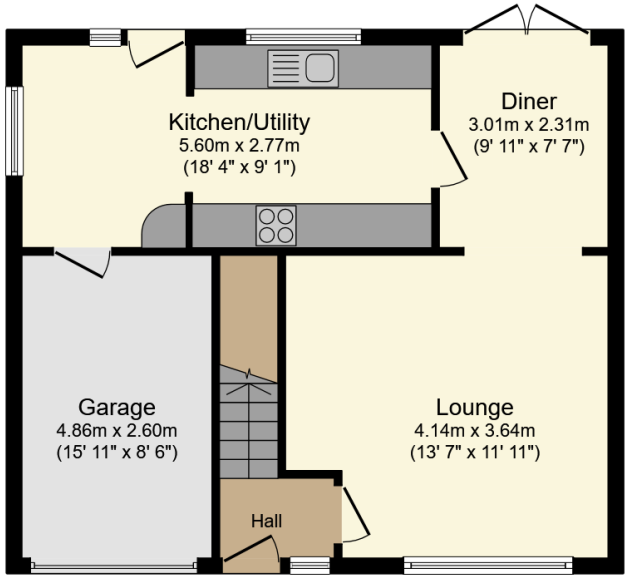
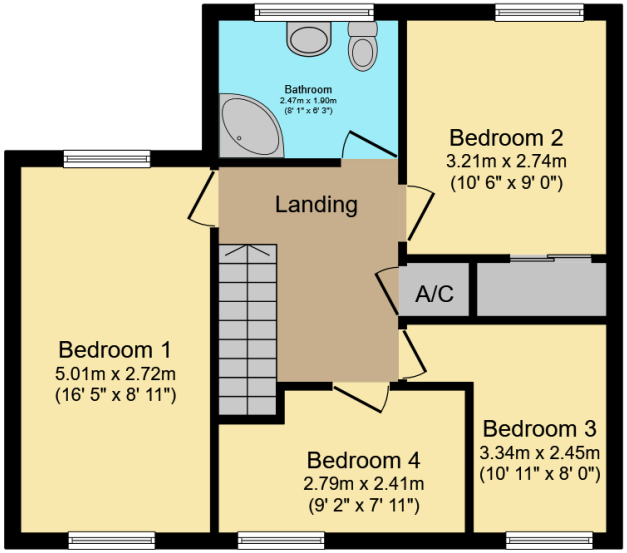


Ground Floor



First Floor

Total floor area: 106.9 sq.m. (1,151 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

Proceed along Bideford Quay heading in the direction of Torrington with the River Torridge on your left hand side. Proceed over the mini roundabout with the Old Bridge on your left hand side. At the next mini roundabout, take the right hand turning onto Torridge Hill and proceed uphill as the road becomes Meddon Street. Continue uphill further and bear left onto Clovelly Road passing the First Inn Last Out Pub on your left hand side. Take the left hand turning signposted Hamilton Close. Continue down the road towards the end to where number 27 will be found 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.

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

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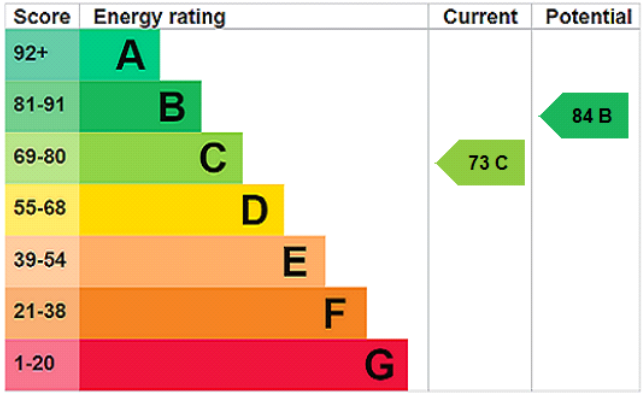

Have a property to sell or let?

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.

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

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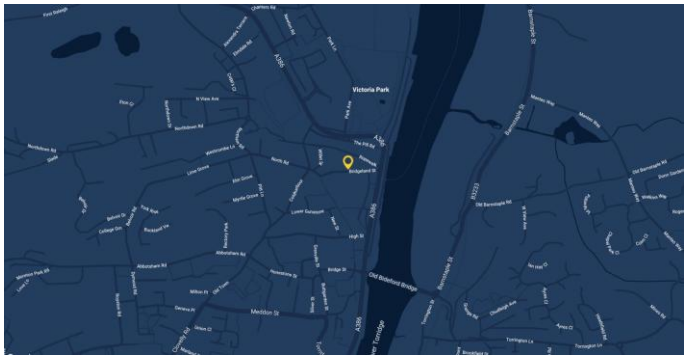
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