Bond Oxborough Phillips

Changing Lifestyles

5 Rectory Park
Bideford
Devon
EX39 3AJ

Fixed Price: £320,000

Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

5 Rectory Park, Bideford, Devon, EX39 3AJ

Rarely Available Family Home in Central Bideford

- Rarely available Rectory Park location
- Spacious 3-bedroom semi-detached house
- 2 generous reception rooms
- Separate Kitchen and Utility Room
- Two garages, one attached
- Bathroom, additional WC and en-suite facility
- Good-sized enclosed rear garden
- Mains utilities and gas central heating

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Overview

Set within the ever-popular and rarely available Rectory Park, this spacious three bedroom semi-detached home occupies a highly convenient position close to the heart of Bideford. Bideford College, Bideford Medical Centre and the historic Pannier Market are all within easy reach, making this an appealing proposition for families and buyers seeking a well-connected town location.

The accommodation is notably generous and offers an excellent degree of flexibility. An entrance porch opens into a central hallway, from which the principal reception rooms are accessed. To one side is a substantial Lounge measuring approximately 19'8" x 10'3", enjoying plenty of natural light, while a separate Lounge / Diner provides an additional reception space ideally suited to family dining, entertaining or use as a more informal sitting room.

The Kitchen is fitted with a range of wood units and contrasting work surfaces, with an adjoining Utility Room providing valuable additional storage and practicality. From here, access is available to the garden. An attached Garage further enhances the home's usefulness, offering secure parking, storage or potential workshop space.

To the First Floor are 3 Bedrooms. Bedroom 1 is particularly generous at approximately 13'8" x 10'6", with Bedrooms 2 and 3 both offering comfortable proportions. The upper floor also benefits from excellent bathroom provision, including a main Bathroom, an additional WC and a further sizeable bathroom / en-suite facility, creating a particularly practical arrangement for a family household.

Outside, the rear garden provides a good-sized predominantly lawned space with established shrubs, gravelled sections and patio areas. A useful garden building offers further storage or scope as a hobby room, while the enclosed garden provides plenty of space for outdoor seating and recreation. In addition to the attached garage, there's a separate garage accessible from a side road, or through a gate at the rear of the garden.

The property benefits from mains utilities and gas fired central heating. With its generous accommodation, two Garages, versatile reception space and sought-after central Bideford position, this is a rare opportunity to secure a home within Rectory Park.

Council Tax Band D - Torridge District Council

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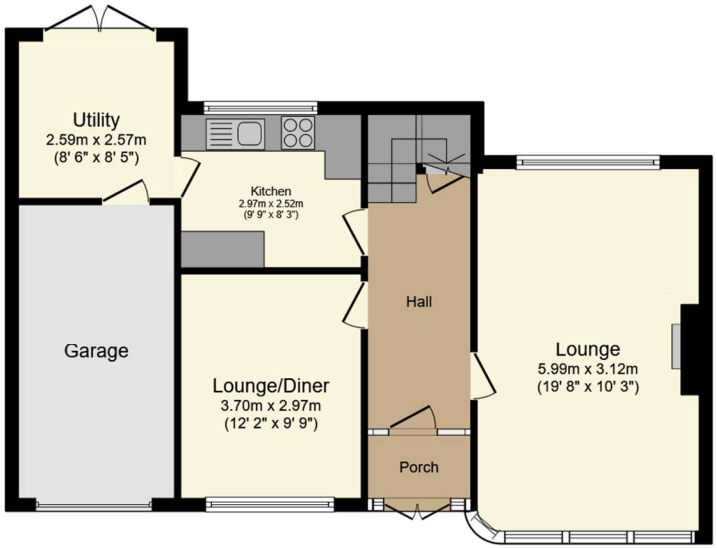
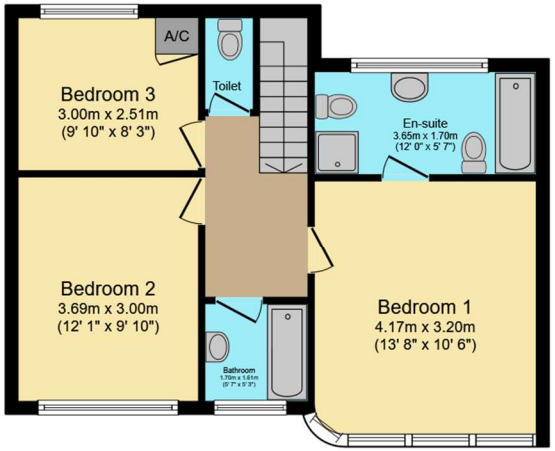


Ground Floor



First Floor

Total floor area: 124.9 sq.m. (1,344 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

From Bideford Quay proceed up the main High Street turning left at the top and taking the 1st right hand turning onto Abbotsham Road. Rectory Park will be found the 1st turning on your right-hand side. Number 5 will be found on your right-hand side, a short way down the neighbourhood.

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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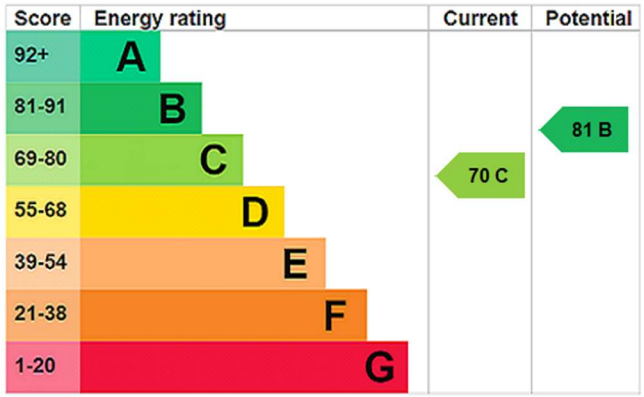

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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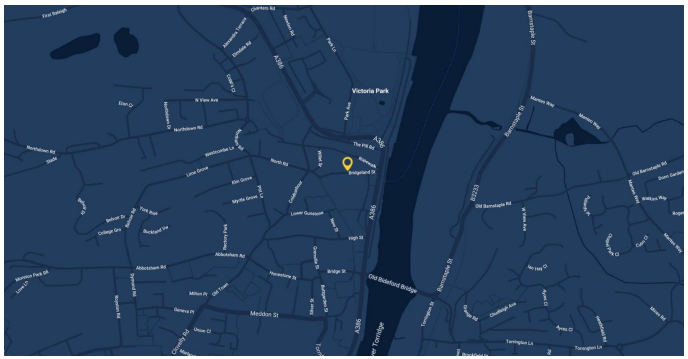
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