



Bond
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Phillips

Changing Lifestyles

2 North View Hill
Bideford
Devon
EX39 3LN

Guide Price: £350,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

2 North View Hill, Bideford, Devon, EX39 3LN

A PARTICULARLY SPACIOUS & WELL-PRESENTED DETACHED BUNGALOW



- 3 Bedrooms
- Bright & inviting Lounge
- Well-proportioned Kitchen
- Spacious Sun Room - flooded with light & enjoying views over the garden
 - Bathroom & separate WC
- Versatile Lower Ground Floor offering excellent potential for a variety of uses
- Thoughtfully arranged wrap-around gardens
- Driveway parking, Integral Garage & hard standing
- Situated on a quiet, no-through road



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Overview

A superb opportunity to acquire a particularly spacious and well-presented 3 Bedroom detached bungalow occupying a generous yet manageable plot within a quiet no-through road. Offering flexible accommodation and a pleasant outlook, this home will appeal to a wide range of buyers seeking comfort, practicality and potential.

The property is approached via a driveway providing off-road parking, in addition to an Integral Garage and further hard standing. A welcoming Entrance Porch leads into a central hallway, giving access to all principal rooms.

The Lounge is a bright and inviting space, enjoying an attractive outlook and ample natural light. The Kitchen is well-proportioned and fitted with a range of units, offering plenty of workspace and storage, and flows seamlessly into a spacious Sun Room. This impressive addition creates a wonderful social hub, flooded with light and enjoying views over the garden, with doors opening out to the rear – perfect for both everyday living and entertaining.

There are 3 Bedrooms, all of good proportions, with the main bedrooms offering comfortable double accommodation. The Bathroom is fitted with a bath/shower and sink complemented by a separate WC for added convenience.

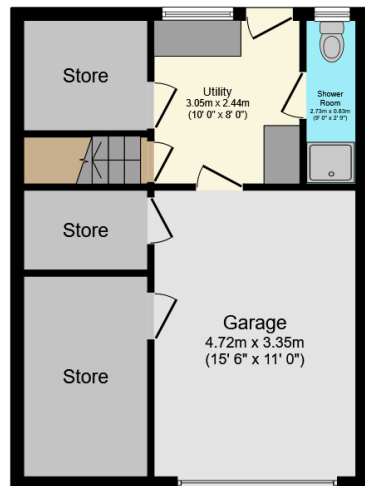
A real feature of the property is the versatile lower ground floor, which incorporates a Utility Room, Shower Room and extensive storage areas, in addition to access to the garage. This space offers excellent potential for a variety of uses, including a workshop, hobby area or further ancillary accommodation, subject to requirements.

Externally, the gardens wrap around the property, with areas of lawn, established planting and a raised decking area that enjoys a sunny aspect and far-reaching views towards Kenwith Valley. The outside space has been thoughtfully arranged to provide both relaxation and practicality.

With UPVC double glazing and gas fired central heating, this well-maintained home offers a fantastic balance of space, setting and opportunity, and is well worthy of an early viewing.

Council Tax Band

D - Torridge District Council



Lower Ground Floor

Floor area 42.3 sq.m. (455 sq.ft.)



Ground Floor

Floor area 98.8 sq.m. (1,064 sq.ft.)

Total floor area: 141.1 sq.m. (1,519 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!, Branton, Appledore, Croyde and Ilfracombe.

Directions

From Bridgeland Street, with our office on your right hand side, proceed up the road bearing right onto North Road. At the end of the road turn right and at the mini roundabout, take the left hand turning onto Northdown Road. Take the second right hand turning onto Northdown Drive. At the bottom of the road, turn right and take the next right hand turning onto North View Hill. Number 2 will be found to be the last property on your right 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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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

