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Changing Lifestyles

29 Abbotsham Road
Bideford
Devon
EX39 3AF

Asking Price: £385,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

29 Abbotsham Road, Bideford, Devon, EX39 3AF

AN IMPRESSIVE PERIOD HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 5 spacious double Bedrooms
- Remarkable open-plan Kitchen / Dining / Family Room extending to almost 40' in length
- 2 further Reception Rooms, Utility Room & Cloakroom
- Original character & period features
- Main roof replaced in recent years
- Fully enclosed, south-facing rear garden
 - Double Garage nearby
- Bideford Town Centre, schools & Old Town Park within walking distance



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Overview

This is a rare opportunity to acquire a truly impressive period home offering exceptionally generous and versatile accommodation arranged over 3 substantial floors. Greatly improved in recent years while retaining a wealth of character, the property provides 5 spacious double bedrooms, 3 reception areas, a south-facing garden and the considerable benefit of a nearby double garage.

The centrepiece of the home is, undoubtedly, the remarkable open-plan Kitchen / Dining / Family Room extending to almost 40' in length. Designed as a superb sociable space, it features slate work surfaces, 3 built-in Bosch ovens, further integrated appliances, a 5-ring gas hob and a gas coal-effect stove set on a slate hearth. Twin remote-controlled Velux windows and new UPVC windows and doors allow plenty of natural light and provide direct access to the garden.

Two further attractive reception rooms include an elegant Living Room with a large bay window, exposed wooden flooring and gas fire, while the second enjoys French doors to the garden and a working open fireplace. A useful Utility Room and ground floor Cloakroom complete the accommodation on this level.

Across the upper 2 floors are 5 generous double Bedrooms, several retaining character fireplaces. The particularly impressive principal bedroom features sash and bay windows, while the Family Bathroom includes both a corner bath and separate tiled shower. The main roof has also been replaced in recent years.

Outside, attractive lawned gardens with established planting lie to the front, while the fully enclosed, south-facing rear garden is predominantly laid to stone chippings with a decked seating area. Opposite the property, accessed from Rectory Park, is a highly useful Double Garage belonging to the house.

The town centre, local schools and Old Town Park are all within easy walking distance, while Barnstaple and North Devon's beautiful coastline are a short drive away. Combining exceptional space, period character and an incredibly convenient location, this elegant home is offered for sale with no onward chain.

Agents Note

Within a short walk of the property is the impressive Bideford Old Town Park which is a great place for children and pets to be able to stretch their legs.

Council Tax Band

C - Torridge District Council



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Nearby Old Town Park

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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 Bridgeland Street turning right at the very top onto North Road. Continue to the end taking the left hand turning onto Pitt Lane. At the top, take the right hand turning onto Abbotsham Road to where number 29 will be situated a short distance on your left hand side clearly displaying a numberplate.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

