



Bond
Oxborough
Phillips

Changing Lifestyles

30 Biddiblack Way
Bideford
Devon
EX39 4AY

Asking Price: £199,950 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

30 Biddiblack Way, Bideford, Devon, EX39 4AY

A WELL-PRESENTED END-TERRACE HOUSE WITH A GARAGE & ALLOCATED PARKING



- 2 Bedrooms (1 En-suite)
- Fitted kitchen with built-in oven and gas hob
- Generously proportioned Living Room with French doors opening onto the garden
 - Bathroom & ground floor Cloakroom
- Enclosed rear garden with lawn & 2 patios
 - Garage & allocated parking
- With its well-presented accommodation & appealing combination of outside space, parking & garaging, this home merits an early viewing



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A well-presented 2 Bedroom house with an enclosed rear garden, garage and allocated parking, offering an excellent opportunity for first time buyers or those seeking a starter family home. Priced to sell, this appealing property combines generous living space with practical features, including a ground floor cloakroom, an en-suite shower room and a lovely river view from the main bedroom.

An attractive, low-maintenance front garden leads to a stylish composite entrance door, opening into a spacious Hallway with a useful understairs storage cupboard and separate Cloakroom. The fitted Kitchen provides a range of cabinets, a built-in electric oven and gas hob together with space for appliances. To the rear, the generously proportioned Living Room offers ample space for relaxing and dining with French doors bringing in plenty of natural light and opening directly onto the garden.

Upstairs, the Main Bedroom enjoys a lovely river view and benefits from its own En-suite Shower Room. The Second Bedroom is also a good size with room for a bed, wardrobe and desk, while a contemporary Bathroom completes the accommodation.

Outside, the enclosed rear garden features a lawn and 2 paved seating areas, creating an inviting space for outdoor dining and entertaining. A pedestrian gate provides convenient access to the allocated parking space and Garage at the rear.

With its well-presented accommodation and appealing combination of outside space, parking and garaging as well as being situated near Tesco Supermarket and within easy access of Bideford Town, this home merits an early viewing.

Council Tax Band

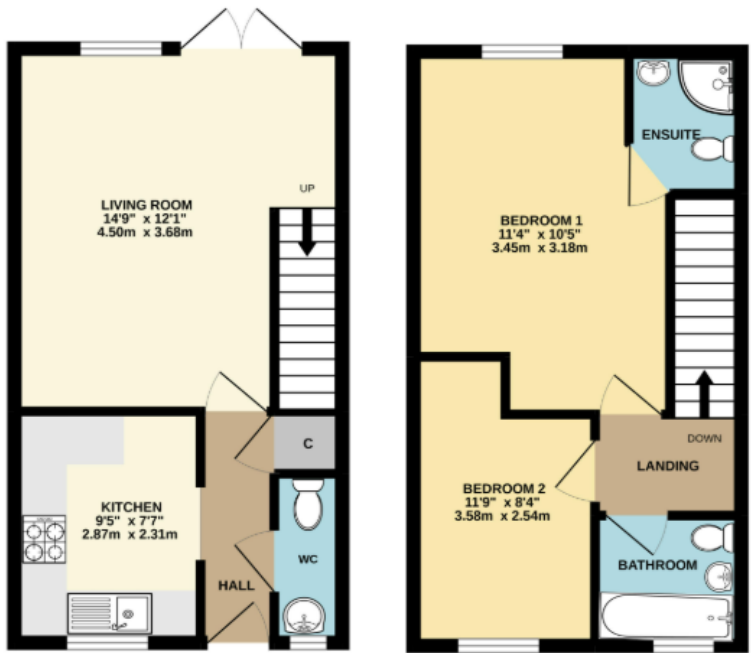
B - Torridge District Council



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the mini roundabout, take the left hand turning in the direction of Barnstaple. Continue on this road before taking the right hand turning onto Manteo Way. Take the first right hand turning into Biddiblack Way and follow the road around to your right and then to your left. Continue along this road to where number 30 will be found 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 & 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 able 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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