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Changing Lifestyles

24 East Ridge View
Bideford
Devon
EX39 4RS

Asking Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

24 East Ridge View, Bideford, Devon, EX39 4RS

A SPACIOUS DETACHED HOME WITH CONSERVATORY



- 3 Bedrooms (1 En-suite)
- Generous Living Room with sliding doors to Conservatory
- Conservatory overlooking the rear garden
 - Separate Dining Room
- Contemporary Kitchen & useful Utility Room
- Downstairs Cloakroom & upstairs Bathroom
 - Private driveway parking & Garage
- Fully enclosed & easy to maintain rear garden with storage shed



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Overview

Situated within a popular and established residential development, this spacious 3 Bedroom detached house offers excellent accommodation, attractive kerb appeal and represents particularly good value for money.

A private driveway provides off-road parking and leads to the Garage, while the attractive frontage is enhanced by established flower beds and a smart brick-built Entrance Porch.

Inside, the Entrance Hall gives access to a Cloakroom. The generous Living Room features an attractive fireplace with coal-effect electric fire and sliding doors into the Conservatory which overlooks the rear garden.

The separate Dining Room offers excellent flexibility and could equally be used as a second sitting room, home office or playroom, while also enjoying an attractive outlook towards the surrounding hills.

The contemporary Kitchen has been installed by the current owners and features a gas hob, extractor canopy, double oven and microwave together with space for a fridge / freezer and washing machine. The gas fired boiler is neatly concealed within a cupboard. A useful Utility Room provides further appliance space, a ceramic sink and access to a generous understairs storage cupboard.

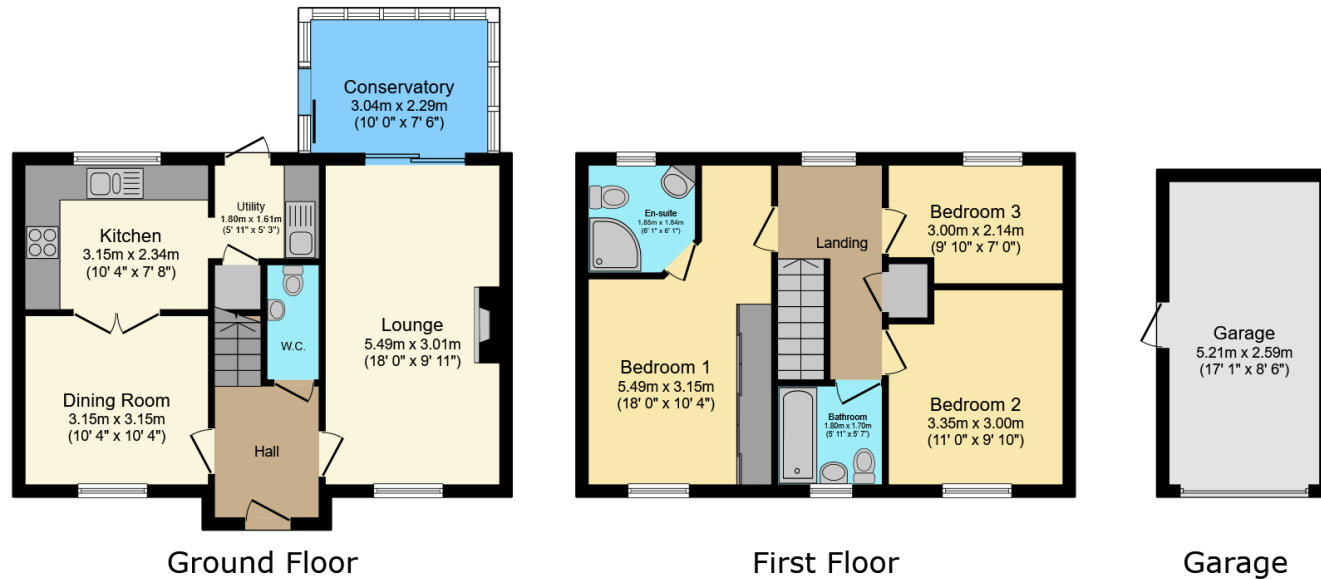
The predominantly east-facing rear garden is fully enclosed and designed for easy maintenance with artificial lawn, decorative stone chippings, established planting, a decked seating area and additional patio. There is also a useful storage shed and access into the Garage which has power and light connected.

Upstairs, the spacious Main Bedroom features extensive mirror-fronted wardrobes and a 3-piece En-suite Shower Room. Bedroom 2 is a good-sized double, while Bedroom 3 is a generous single overlooking the rear garden. A Family Bathroom completes the accommodation.

Competitively priced to sell, this is a fantastic opportunity to acquire a spacious detached home with flexible living space, driveway parking, Garage and an enclosed garden. Early viewing is strongly recommended.

Council Tax Band

D - Torridge District Council



Total floor area: 111.6 sq.m. (1,201 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





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Area Information

East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's capital, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight over onto Torrington Lane. Proceed towards the top of this road and, prior to the next mini roundabout, take the left hand turning into Ayres Close. Follow this road travelling through the stone pillars and bear left at the mini roundabout into East Ridge View. Proceed downhill and follow the road as it bears to your right to where number 24 will be found on your right 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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Tel: 01237 479 999

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

