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Changing Lifestyles

15 Hockridge Lane
Bideford
Devon
EX39 3SP

Asking Price: £280,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

15 Hockridge Lane, Bideford, Devon, EX39 3SP

AN EXCEPTIONAL SEMI-DETACHED HOME PRESENTED IN IMMACULATE TURNKEY CONDITION



- 3 Bedrooms (1 En-suite)
- Particularly attractive, light & airy Living Room overlooking the front
- Impressive Kitchen / Diner with French doors opening directly onto the south-facing rear garden
- Private driveway parking for 2-3 vehicles & electric vehicle charging point
- Beautiful garden with extended patios, established planting & composite shed
- Remaining NHBC warranty
- EPC - B



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Situated on a modern development on the outskirts of Bideford, yet within easy reach of the town itself and well positioned for access towards Barnstaple, Bude and within walking distance of the Affinity Devon shopping centre and various restaurant's, this exceptional 3 Bedroom semi-detached house has been beautifully improved and meticulously maintained by the current owner. Offering stylish, turnkey accommodation together with a superb, south-facing garden, it is a home where considerable care and attention have been given to every detail.

The property has excellent kerb appeal with a neatly planted frontage and paved pathway leading to the front door, sheltered beneath a storm porch. To the side, a private driveway provides off-road parking for 2-3 vehicles and incorporates an electric vehicle charging point. A gated entrance provides convenient access through to the rear garden.

Stepping inside, the welcoming Entrance Hall leads to the Living Room and staircase rising to the first floor. The Living Room is a particularly attractive, light and airy space with a window overlooking the front and a wonderfully calm and relaxing feel.

Beyond lies the impressive Kitchen / Diner, which truly forms the hub of the home. This generous, light-filled space features upgraded LVT flooring, recessed kitchen downlights and 3 stylish pendant lights above the dining area. French doors open directly onto the beautifully landscaped south-facing rear garden, creating an attractive connection between the indoor and outdoor living spaces. The modern kitchen offers an excellent range of cupboards and work surfaces together with a built-in 4-ring electric hob and extractor, space and plumbing for a washer / dryer and dishwasher and space for a fridge / freezer. A useful understairs storage cupboard and Cloakroom complete the accommodation on this level.

The beautifully landscaped, south-facing rear garden is a particular highlight of the property, having been extensively transformed by the current owner to create a stylish outdoor space ideal for relaxing and entertaining. High-quality porcelain paving extends around the immaculate level lawn, providing generous areas for outdoor dining, lounging and sunbathing. Raised planting beds feature carefully selected ornamental planting, including pleached trees positioned to provide attractive screening and enhanced privacy as they mature. A magnificent, approximately 60-year-old specimen olive tree creates an impressive focal point, complemented by further established olive and bay trees. The garden has also been thoughtfully equipped with professionally installed, mains-powered exterior lighting, illuminating the planting and landscaped features to create a beautiful atmosphere after dark. Additional practical improvements include external electrical sockets, an outside tap and a 6' x 6' composite garden shed complete with its own electrical supply and internal lighting. A selection of the established olive and bay trees will remain as part of the sale, including the approximately 60-year-old specimen olive tree, with the exact inclusions to be confirmed.

On the first floor, the spacious Main Bedroom features a built-in wardrobe and its own 3-piece En-suite Shower Room. Bedrooms 2 and 3 are both well-proportioned rooms overlooking the rear garden, while the beautifully presented Family Bathroom comprises a bath with mains shower over, a close-coupled WC and wash hand basin.

All in all, this is an exceptional home presented in true turnkey condition. Stylish, immaculate and thoughtfully improved throughout, it has a wonderfully pleasant and calming atmosphere that is apparent from the moment you step inside. With excellent parking, a superb south-facing garden and beautifully presented accommodation, an early viewing is highly recommended to avoid missing out on this remarkable property.

Agents Note

This property utilises an air source heat pump. The first annual service is booked for 23rd October 2026, in accordance with the manufacturer's warranty requirements.

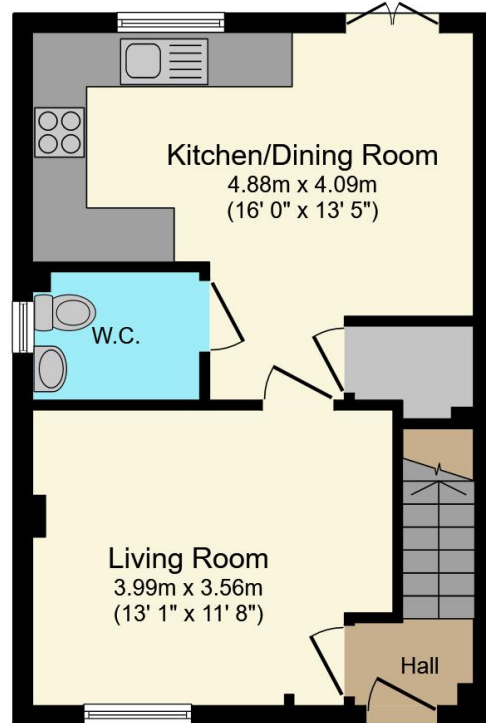
We are advised by the vendor that there is a Maintenance Charge of approximately £186.00 per annum payable for future management of the estate and maintenance of areas of open space.

The property benefits from the balance of its NHBC new-home warranty.

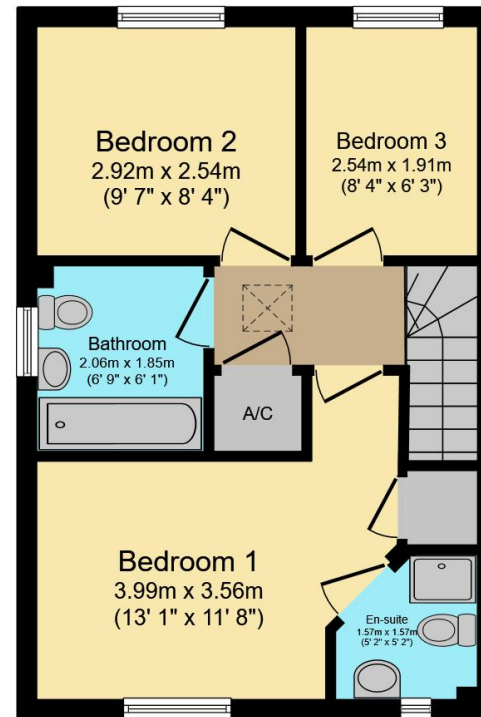
Council Tax Band C - Torridge District Council

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Ground Floor



First Floor

Total floor area: 72.5 sq.m. (781 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. Continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Follow the road past Caddsdon Industrial Estate and upon reaching the traffic lights at Asda Superstore, continue straight on. Take the right hand turning into the new development 'Abbotsham Park'. Turn right and follow the road downhill. The road will bear left onto Hockridge Lane and number 15 will be found on your left hand side clearly displaying a nameplate and a For Sale board.

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.

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 available 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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We are here to help you find and buy your new home...

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Devon

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Tel: 01237 479 999

Email: bideford@bopproperty.com

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

