



Bond  
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*Changing Lifestyles*

27 Shamwickshire Close  
Bideford  
Devon  
EX39 4RJ

**Asking Price: £375,000 Freehold**



Changing Lifestyles

01237 479 999  
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27 Shamwicks Close, Bideford, Devon, EX39 4RJ

## A BEAUTIFULLY PRESENTED & IMPRESSIVELY EXTENDED HOUSE

- 4-5 Bedrooms (1 En-suite)
- Far-reaching countryside views
- Living Room with Balcony & adjoining Dining Room
  - Well-equipped Kitchen
  - Snug / Bedroom 5
- Useful Office & wonderful Conservatory
- Charming & well-established rear garden
  - Off-road parking & Integral Garage
- This is a unique & stunning property that is not to be missed



**A beautifully presented and impressively extended 4-5 Bedroom house that offers generous accommodation over 2 floors.**

**A highly appealing feature of the property are the far-reaching countryside views that can be enjoyed from the Living Room and the adjoining Dining Room. The views truly come to life upon stepping out to the elevated Balcony. This level of the house also features a well-equipped Kitchen and a Snug that could serve as a fifth / occasional Bedroom, if needed.**

**The Ground Floor has been extended by the current owner into the void spaces below the house and now offers 4 double Bedrooms as well as a useful Office and a wonderful Conservatory that looks out upon the charming and well-established rear garden.**

**With off-road parking and an Integral Garage, this is a unique and stunning property that is not to be missed.**



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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.



# Internal Description

## Entrance Lobby

UPVC double glazed door to property front. Radiator, coved ceiling, fitted carpet.

## Cloakroom

Obscure UPVC double glazed window to property front. Close couple WC and pedestal wash hand basin with tiled splashbacking. Radiator, fitted carpet.

## Ground Floor Hallway

Built-in airing cupboard housing gas fired combination boiler and slatted shelving. Stairs descending to Lower Ground Floor. Internal door to Garage. Fitted carpet, radiator, coved ceiling.

## Living Room - 11'7" x 16'7" (3.53m x 5.05m)

UPVC double glazed window overlooking the rear garden and with countryside views beyond. UPVC double glazed sliding patio doors to Balcony, again, providing fantastic views. Coved ceiling, TV point, telephone point, radiator, fitted carpet. Double doors to Dining Room.

## Dining Room - 10'8" x 8'4" (3.25m x 2.54m)

UPVC double glazed window overlooking the rear garden. Ample space for dining table. Radiator, wood effect flooring, coved ceiling.

## Kitchen - 11'5" x 9' (3.48m x 2.74m)

UPVC double glazed window to property side. Equipped with a range of matching eye and base level units with adjoining work surfaces and inset 1.5 bowl stainless steel sink and drainer unit with splashbacking. Built-in electric double oven and built-in 5-ring gas hob with extractor hood over. Integrated fridge / freezer and washing machine. Space for dishwasher. Hatch access to loft space. Spot lights, radiator, tiled flooring.

## Snug - 7' x 11'1" (2.13m x 3.38m)

This could potentially make a fifth Bedroom. Currently serves as a lovely second Reception Room. UPVC double glazed window to property front. Radiator, fitted carpet, coved ceiling.

## Lower Ground Floor Landing

Built-in storage cupboard. Radiator, fitted carpet, down lights.

## Bedroom 1 - 16'2" x 9' (4.93m x 2.74m)

UPVC double glazed door and window to garden. Built-in mirror-fronted double wardrobes with hanging rail and shelving. Fitted carpet, radiator. Door to En-suite.

## En-suite Shower Room

Shower enclosure with mains shower, close couple WC and pedestal wash hand basin. Tiled splashbacking, extractor

fan, spot lights, shaver point, radiator, tile effect flooring. Obscure UPVC double glazed window to rear elevation.

## Bedroom 2 - 12'4" x 8'10" (3.76m x 2.7m)

UPVC double glazed French doors to Conservatory. Radiator, fitted carpet, coved ceiling.

## Conservatory - 9'2" x 12'10" (2.8m x 3.9m)

UPVC double glazed windows and French doors to the garden providing great views over the garden itself. Tile effect flooring, radiator. Power and light connected.

## Bedroom 3 - 11'8" x 14'1" (3.56m x 4.3m)

A spacious room currently serving as a Craft Room. UPVC double glazed window and door to property side. Fitted desk and drawers. Down lights, wood effect flooring, radiator.

## Office - 4'11" x 6'4" (1.5m x 1.93m)

Space for desk. Radiator, down lights.

## Bedroom 4 - 8'6" x 13'11" (2.6m x 4.24m)

A fourth double Bedroom with UPVC double glazed window. Large walk-in wardrobe with down lights. Fitted carpet, radiator.

## Bathroom

White suite comprising panelled bath with mixer tap and shower attachment over, close couple WC and pedestal



wash hand basin. Tiled splashbacking, shaver point, extractor fan, spot lights, radiator, tiled flooring. Obscure UPVC double glazed window to property rear.

### Outside

To the front of the property is a private driveway with parking for 1 vehicle which, in turn, leads to a Single Garage.

To the side of the driveway is a lawned front garden with a hedged border. There is access to the rear of the property via a decked walkway.

To the rear of the property is an established and very appealing, fully enclosed garden primarily laid to lawn but with a decked area and patio area. There are various areas of interest and some ornamental trees.

### Single Garage

Up and over door. Door to property side. Power and light connected. Personal door to First Floor Landing. Space for domestic appliances.

### Council Tax Band

C with Improvement Indicator - Torridge District Council  
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.





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## Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight onto Torrington Lane. Continue towards the far top of the hill taking the left hand turning into Ayres Close prior to the mini roundabout. Continue through the development and bear left through the stone pillars. At the mini roundabout, turn right. Take the first left hand turning to where number 27 Shamwickshire Close will be situated on your right 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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for a free conveyancing quote and  
mortgage advice.

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

