



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Warren View  
Bideford  
Devon  
EX39 3RX

**Asking Price: £425,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

2 Warren View, Bideford, Devon, EX39 3RX

## A DETACHED FAMILY HOME WITH A DETACHED DOUBLE GARAGE



- 4 Bedrooms (1 En-suite)
- Cloakroom & Family Bathroom
- Bright Kitchen / Dining Room & separate Utility Room
- Charming lean-to Garden Room
- Delightful Lounge with bay window
- Double-width private driveway parking
- Generously sized, fully enclosed rear garden
- Nestled in a quiet cul-de-sac enjoying breathtaking countryside views
- Previous planning permission for 2 extra Bedrooms & a Bathroom in the loft



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## Overview

**Nestled in a quiet cul-de-sac within a sought-after residential development, this detached 4-bedroom family home offers a peaceful retreat with breathtaking countryside views. Featuring a detached double garage, double-width driveway parking, and a generously sized, fully enclosed rear garden with a sunny aspect, this property is a rare find.**

**Ideally located near primary and secondary schools, town amenities, and the picturesque South West Coast Path in Abbotsham, this home is perfect for families seeking both convenience and tranquillity.**

**Step inside to a welcoming reception hall with two storage cupboards and a spacious cloakroom. The bright kitchen/dining room boasts modern units, integrated appliances, and a separate utility room. Glass doors lead to a charming garden room, while the front-facing lounge offers a cosy bay window and fireplace.**

**Upstairs, a galleried landing with a window and boiler cupboard leads to the master bedroom, complete with fitted double wardrobes and a renovated en-suite shower room. Bedroom 2 also benefits from fitted wardrobes, with two additional bedrooms and a family bathroom completing the accommodation. Bedrooms 2 and 4 enjoy stunning countryside views.**

**The beautifully landscaped front garden features flowers, shrubs, and pedestrian access pathways. The private rear garden is a tranquil sanctuary with a lush lawn, mature shrubs, and flower borders. A standout feature is the double garage with electric doors and a spacious driveway providing ample parking.**

**For those needing extra space, previous planning permission was granted for two additional bedrooms and a bathroom in the loft.**

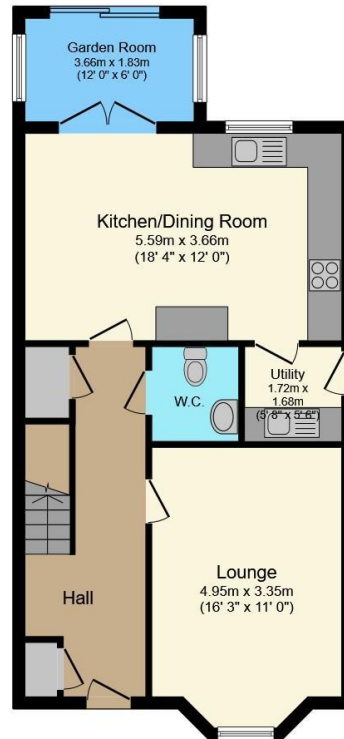
**Don't miss this opportunity to own an exceptional family home in a prime location!**

## Agent Note

The property had previously benefitted from planning permission to create 2 further Bedrooms and a Bathroom in the loft. Planning Permission was granted by Torrridge District Council on 09 December 2008 under application number 1 / 1090 / 2008 / FUL.

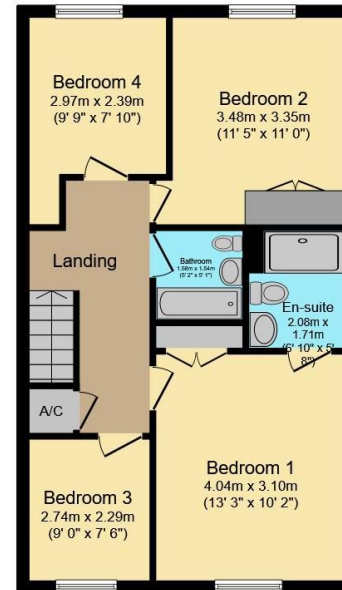
## Council Tax Band

D - Torrridge District Council



Ground Floor

Floor area 62.5 sq.m. (673 sq.ft.)



First Floor

Floor area 55.5 sq.m. (597 sq.ft.)

TOTAL: 118.0 sq.m. (1,270 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](http://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 very top and take the first right hand turning onto Abbotsham Road. Continue on this road passing Bideford College on your left hand side and the entrance to 'Harlseywood' on your right hand side. Take the next right hand turning onto Lane Field Road and take the right hand turning into Warren View. Number 2 will be found on your right hand side with a numberplate clearly displayed.

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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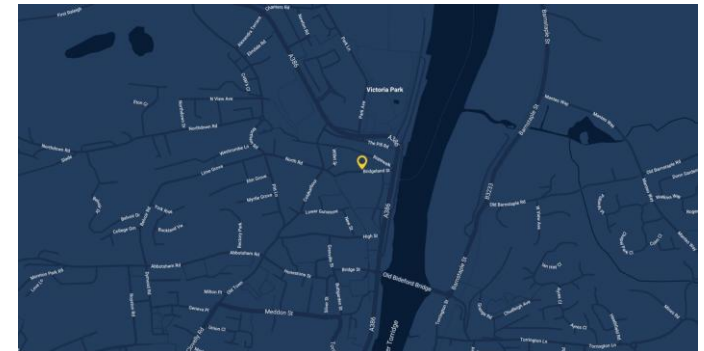
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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

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>		<b>84</b>
(69-80)	<b>C</b>	<b>74</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 2002/91/EC	