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Changing Lifestyles

4 Rickards Green
Abbotsham
Bideford
Devon
EX39 5BB

Asking Price: £365,000 Freehold



Changing Lifestyles

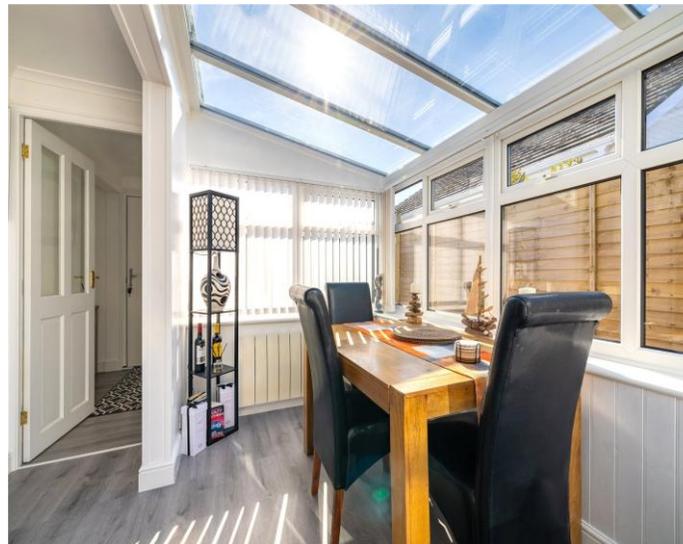
01237 479 999
bideford@boproperty.com

4 Rickards Green, Abbotsham, Bideford, Devon, EX39 5BB

A BEAUTIFULLY PRESENTED DETACHED BUNGALOW



- 2 Bedrooms
- Spacious Living Room enjoying an abundance of natural light
 - Well-equipped Kitchen with dining area
- Conservatory connecting to the rear garden
 - Stylish Bathroom
- Attractive lawned front garden
- Low-maintenance patio rear garden with Summerhouse
- Private driveway parking & Detached Garage
- Exceptionally well-maintained & move-in ready
- This home enjoys a sense of privacy & tranquillity while remaining within easy reach of local amenities



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Overview

Situated on the edge of the sought after coastal village of Abbotsham, 4 Rickards Green is a beautifully presented 2 Bedroom detached bungalow, offering a peaceful retreat in the countryside. Positioned at the end of a quiet cul-de-sac and backing onto picturesque allotments, this home enjoys a sense of privacy and tranquillity while remaining within easy reach of local amenities.

Abbotsham is a highly desirable village, known for its scenic surroundings. Residents benefit from the popular Thatched Inn pub, coastal walks along the rugged North Devon coastline and easy access to Bideford's shops and services.

The bungalow, itself, is exceptionally well-maintained and move-in ready, making it an ideal choice for couples or retirees seeking a relaxed rural lifestyle. The interior is bright and inviting, with a spacious Living Room that enjoys an abundance of natural light. The well-equipped Kitchen features ample storage and a dining area, perfect for both everyday meals and entertaining. Additionally, a Conservatory provides a wonderful space to unwind, with further seating and a dining area that connects seamlessly to the rear garden.

Both double Bedrooms are generously sized, offering comfortable and peaceful retreats. The stylish Bathroom is finished to a high standard, complementing the property's overall immaculate presentation.

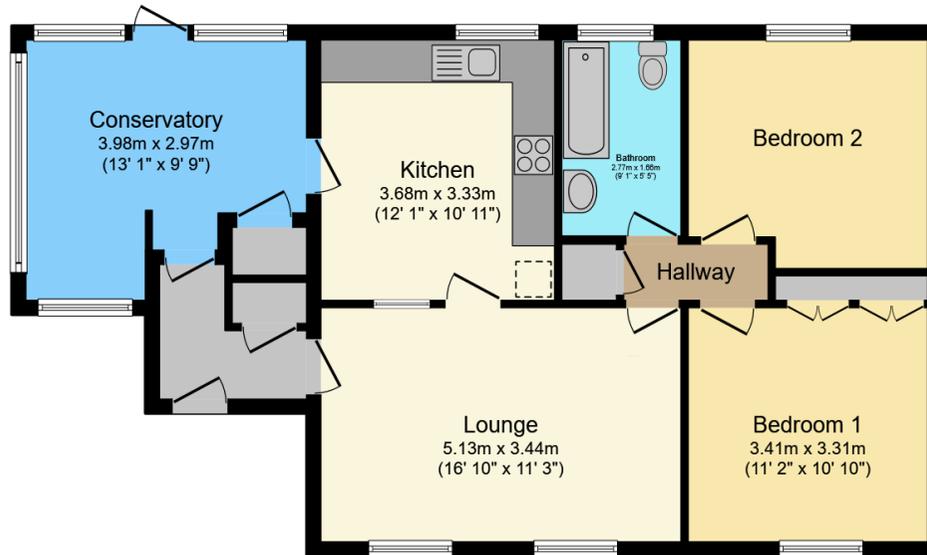
Externally, the property boasts an attractive lawned front garden, adding to its kerb appeal, while the low-maintenance patio rear garden is an ideal spot for soaking up the sun or hosting guests. A charming Summerhouse enhances the outdoor space, offering a cosy escape for reading or enjoying a morning coffee.

A private driveway to the side of the property leads to a Detached Garage, providing ample parking and additional storage.

With its idyllic setting, stunning presentation and premium price reflecting its desirable location, 4 Rickards Green offers a rare opportunity to embrace village life in style.

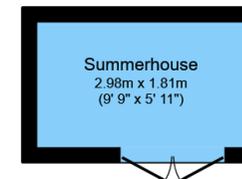
Council Tax Band

C - Torridge District Council



Floor Plan

Floor area 79.8 m² (859 sq.ft.)



Outbuilding

Floor area 5.3 m² (57 sq.ft.)

TOTAL: 85.2 m² (917 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

Abbotsham is a delightful village central to some lovely swathes of Devonshire countryside. A major bonus for walkers is the South-West Coast Path that is located close by. The more athletic buyers can enjoy a beautiful stroll to Westward Ho! or Buck Mills and Clovelly. The rugged and breathtaking Greencliffs is where a seam of very rare type of coal emerges from the earth.

Bideford Black as it's called, is only found in this region and you can find pieces of it strewn along the rocks. Take some home to use as charcoal!

Abbotsham itself enjoys a good pub, a twice weekly outreach post office, primary school, church and village hall that can be used for community events. For youngsters, there's the famous fun park 'The Big Sheep', that's so popular with kids far and wide. For grownups, there's a brewery and regular farm shows. It's an ideal day out within easy walking distance for any visitors who turn up to see you in the warmer months.

It's 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.

Directions

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, turn left signposted Bude. After approximately 1 mile, take the second right hand turning signposted Abbotsham. At the 'T' junction, turn left. Take the first right hand turning. Rickards Green will be found the first turning on your right hand side. Upon entering the cul-de-sac, bear left to where number 4 will be clearly identified by 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

