



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Valley View  
Bideford  
Devon  
EX39 3RF

**Asking Price: £315,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

A SPACIOUS DETACHED BUNGALOW



- 3 Bedrooms
- Bay fronted Living / Dining Room filled with natural light
  - Well-appointed Kitchen
  - Modern Bathroom with 3-piece suite
- Enclosed rear garden with patio, lawn & additional seating area
- Front garden with potential for extra off-road parking
  - Private driveway parking & Garage
- UPVC double glazing & gas fired central heating
- Convenient access to Bideford, Barnstaple & the Atlantic Highway



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 out of the norm 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.

6 Valley View, Bideford, Devon, EX39 3RF

## Changing Lifestyles

Having been thoughtfully renovated by the current owners, this well-presented 3 Bedroom detached bungalow offers comfortable and versatile living in a sought after residential location. Ideally positioned with convenient access to Bideford, Barnstaple and the Atlantic Highway, this home is perfectly suited for those seeking a balance of tranquillity and accessibility.

The spacious bay fronted Living / Dining Room is a welcoming space, filled with natural light and offering ample room for both relaxation and entertaining. The attractive Kitchen is well-appointed with stylish cabinetry, generous worktop space and integrated appliances, with direct access to the rear garden. Each of the 3 Bedrooms are generously sized, with useful built-in storage to Bedrooms 1 and 3 providing practical and flexible accommodation. The Bathroom is fitted with a 3-piece suite, complete with a shower over the bath and full wall tiling.

Externally, the property enjoys delightful gardens to both the front and rear. The rear garden is a fully enclosed haven, featuring a large paved patio, a lawned area and a further seating space to enjoy the afternoon sun. The front garden, currently laid to lawn with decorative flowers, offers the potential to be converted into additional off-road parking, if desired. A private driveway leads to the Garage, which benefits from power, lighting and convenient overhead storage.

With UPVC double glazing throughout, gas fired central heating and ample storage, this bungalow provides both comfort and efficiency.

Rarely do homes of this quality become available in such a desirable setting, making this an exceptional opportunity not to be missed. Early viewing is highly recommended to fully appreciate all that this charming property has to offer.

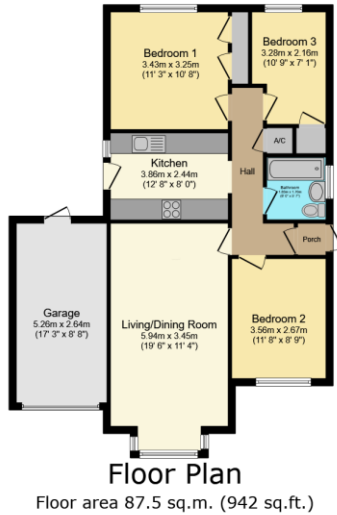
### Council Tax Band

C - Torrridge District Council



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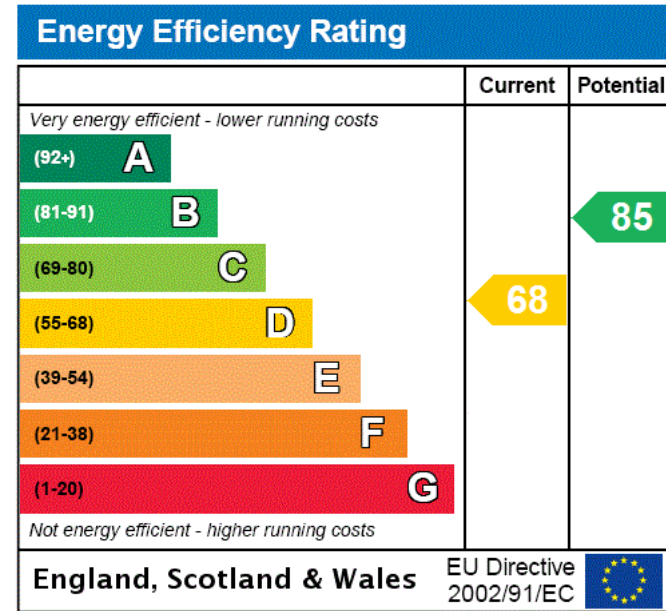
TOTAL: 87.5 sq.m. (942 sq.ft.)

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 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



## Have a property to sell or let?

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.



## Directions

From Bideford Quay proceed up the main High Street turning left at the top and take the first right hand turning onto Abbotsham Road. Continue for approximately half a mile turning right onto Lane Field Road. Take the first left hand turning onto Water Park Road. Take the second left hand turning into Valley View. Number 6 will be situated towards the top end of the cul-de-sac on your left 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.

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 able 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.