



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

52 Soloman Drive  
Bideford  
Devon  
EX39 5XS

**Asking Price: £260,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

52 Soloman Drive, Bideford, Devon, EX39 5XS

## AN ATTRACTIVE SEMI-DETACHED HOUSE OCCUPYING A QUIET CUL-DE-SAC



- 3 Bedrooms
- Modern Kitchen / Diner
- Spacious & bright Lounge with French doors to garden
- Sunny, south-facing garden with patio & lawned areas
- Bathroom with newly fitted power shower over bath
- Garage & additional parking space
- No onward chain



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.



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## Changing Lifestyles

Situated in a peaceful cul-de-sac within a highly sought after residential development, this delightful 3 Bedroom semi-detached home offers comfort, convenience and appealing river views. Directly opposite the property, you'll find a Garage complemented by an additional parking space.

Upon entering, you're welcomed by a bright and spacious Lounge, filled with natural light from double glazed windows and charming French doors opening directly onto the sunny, south-facing rear garden. The Lounge also benefits from an attractive fireplace housing an electric fire, alongside practical downstairs storage. The Kitchen / Dining Room is well-equipped, featuring a built-in oven, gas hob with extractor above, and space for essential appliances such as a washing machine and fridge / freezer. A newly installed Worcester gas fired boiler ensures comfort and efficiency throughout the home. Completing the Ground Floor is a conveniently located Cloakroom.

Upstairs, the Landing provides access to the loft and includes a useful airing cupboard. Bedroom 1 is generously proportioned, offering built-in double wardrobes and stunning views across the river. Bedroom 2 also provides ample space, complete with its own built-in wardrobe, while Bedroom 3 enjoys delightful river vistas. The Bathroom features a bath with a newly installed power shower overhead, as well as a wash hand basin and WC.

Externally, the south-facing rear garden offers a lovely outdoor space with a spacious patio - ideal for relaxing or entertaining, complemented by a neatly maintained lawn.

Available for sale with no onward chain, this property represents an excellent opportunity to secure a charming home in a desirable setting.

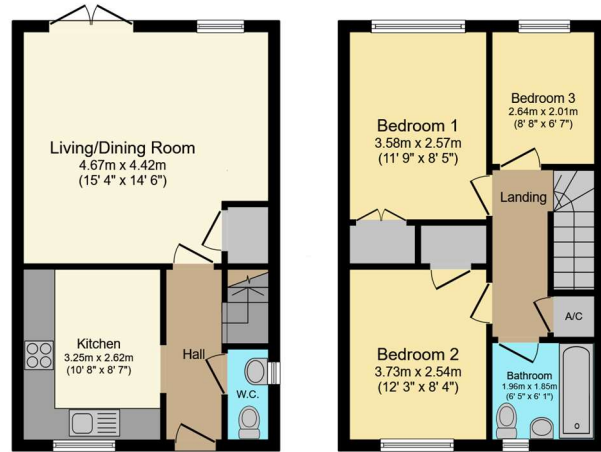
### Council Tax Band

C - Torridge District Council



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**Ground Floor**  
Floor area 36.3 m<sup>2</sup> (391 sq.ft.)

**First Floor**  
Floor area 36.3 m<sup>2</sup> (391 sq.ft.)

TOTAL: 72.6 m<sup>2</sup> (782 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bideford Quay proceed towards Torrington with the River Torridge on your left hand side. At the mini roundabout, continue straight on. At the next mini roundabout, continue straight on again and take the right hand turning signposted Devonshire Park. Take the left hand turning into Soloman Drive and proceed up to the very top of the hill to where number 52 will be situated on your right hand side in a cul-de-sac 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.