



Bond
Oxborough
Phillips

Changing Lifestyles

8 Daddon Close
Bideford
Devon
EX39 3FZ

Asking Price: £240,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

8 Daddon Close, Bideford, Devon, EX39 3FZ



A MODERN MID-TERRACED HOUSE OFFERING COMFORTABLE LIVING

- 3 Bedrooms (1 En-suite)
- Downstairs Cloakroom & upstairs Bathroom
 - Spacious Lounge
 - Kitchen / Diner overlooking the garden
- Rear garden - ideal for relaxing or pottering with plants
- Parking for 2 vehicles
 - UPVC DG & GFCH
 - No onward chain
- This property offers a fantastic opportunity for anyone seeking a modern home in a peaceful yet convenient location



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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Nestled within a popular residential area of Bideford, 8 Daddon Close is a modern mid-terraced house that combines contemporary design with comfortable living. This well-presented property offers 3 Bedrooms, including a Master with En-suite facilities, making it an ideal family home or investment opportunity.

Upon entering, you're welcomed by an inviting Entrance Hall leading to a convenient Cloakroom. The spacious Lounge provides a comfortable space for relaxation and family gatherings, while the Kitchen / Diner at the rear overlooks the garden. This bright and sociable space is perfect for everyday dining or entertaining, with ample worktop space and modern fittings.

Upstairs, the Master Bedroom benefits from its own En-suite, creating a private retreat for the homeowners. The additional 2 Bedrooms are well-proportioned and could serve as guest rooms, children's bedrooms, or even a home office. A Bathroom completes the First Floor.

Outside, the rear garden offers a peaceful outdoor space, ideal for relaxing or pottering with plants. Parking is well-catered for with space for 2 vehicles - a valuable addition in this area. The property also benefits from UPVC double glazing and gas fired central heating, ensuring warmth and energy efficiency throughout the year.

Offered for sale with no onward chain, 8 Daddon Close presents a fantastic opportunity for anyone seeking a modern home in a peaceful yet convenient location. Early viewing is recommended to appreciate all this property has to offer.

Council Tax Band

C - Torridge District Council

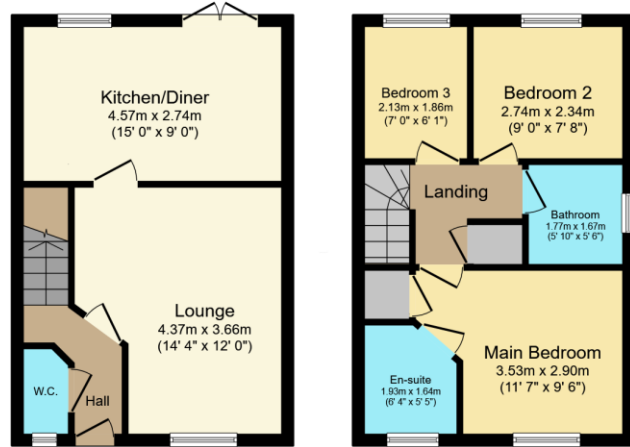
Agents Note

We are advised that there is a Maintenance Charge of approximately £250.00 per annum payable for future management of the estate and maintenance of areas of open space.



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Ground Floor
Floor area 32.9 m² (355 sq.ft.)

First Floor
Floor area 32.9 m² (355 sq.ft.)

TOTAL: 65.9 m² (709 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed up the High Street turning left at the very top. Proceed through Old Town with the Fire Station on your left hand side. At the junction, proceed straight across onto Clovelly Road. Continue on Clovelly Road passing Lidl Supermarket on your right hand side. At the traffic lights, take the right hand turning onto Atlantic Park Way. At the roundabout, take the second exit into Sams Close. Follow the road as it bears to your left and then turn right to where number 8 Daddon Close will be found on your right hand side.

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.