

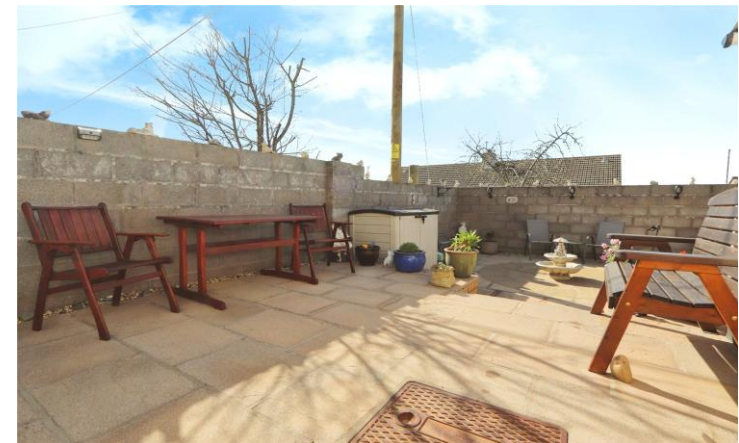


Bond
Oxborough
Phillips

Changing Lifestyles

84 Stucley Road
Bideford
Devon
EX39 3EH

Asking Price: £225,000 Freehold

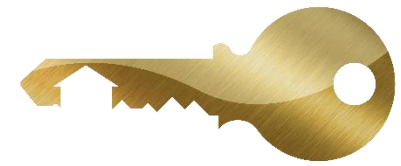


Changing Lifestyles

01237 479 999
bideford@boproperty.com

84 Stucley Road, Bideford, Devon, EX39 3EH

A THOUGHTFULLY EXTENDED TERRACED HOUSE



- 3 Bedrooms
- Large Lounge with feature fire
- Well-equipped Kitchen / Diner
- Low-maintenance, west-facing, sun-trap rear garden
- Driveway parking for 2 cars
- Ideal for families or first time buyers alike, this superb home offers comfort, space and practicality in equal measure



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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Beautifully presented and thoughtfully extended, this impressive 3 Bedroom terraced home offers spacious and versatile accommodation that is ideal for modern family living. From the moment you step into the welcoming porch, created as part of the extension and providing practical storage space, you'll notice the care and attention the current owners have poured into every corner of the property.

The standout feature of the Ground Floor is the expansive Lounge, beautifully enhanced by a large UVC double glazed window to the front that fills the room with natural light. A contemporary log-effect remote control gas fire sits stylishly within the chimney breast, creating a cosy focal point, while handy understairs storage adds practicality. The well-designed Kitchen / Diner at the rear of the property offers a perfect space for family meals and entertaining. It's fitted with a range of white base and eye level cabinets, a built-in 4-ring gas hob with extractor, and a double electric oven. There's space and plumbing for both a washing machine and a dishwasher, along with ample room for a dining table. Two large cupboards provide valuable storage, one providing space for a fridge and the other housing the gas fired boiler.

Upstairs, the accommodation continues to impress. The Main Bedroom is generously proportioned and enjoys peaceful countryside views, along with built-in shelving for added convenience. The second Bedroom is a good sized double overlooking the driveway, while the third Bedroom, a cosy single, makes for an ideal home office or nursery and includes useful bulkhead storage. A contemporary Family Bathroom serves all three bedrooms, featuring a bath with a mains shower over, a cabinet mounted wash hand basin, a WC and stylish downlighting.

Outside, the low-maintenance west-facing garden is a real sun trap, fully paved and enclosed - perfect for outdoor dining and relaxing. It also benefits from useful storage sheds and a shared passage providing access to the front of the house. One of the home's most attractive features is the driveway parking for 2 cars - a rare and convenient advantage in this type of property.

Ideal for families or first time buyers alike, this superb home offers comfort, space and practicality in equal measure. Early viewing is highly recommended.

Council Tax Band

A with Improvement Indicator - Torridge District Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



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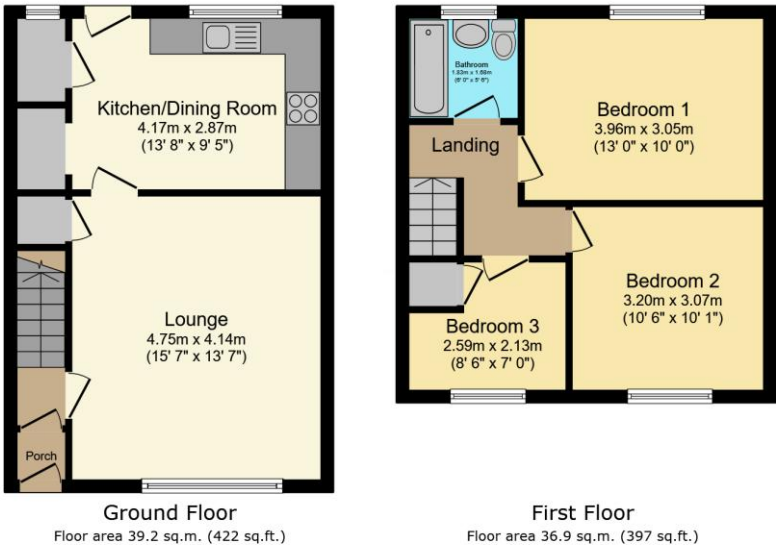
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Have a property to sell or let?

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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 main High Street. Turn left at the top and continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Continue for approximately 0.5 miles taking the right hand turning onto Pynes Lane. Immediately turn left into Grenville Estate and follow the road as it bears right. At the junction, turn right onto Stucley Road to where number 84 is situated a short distance 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.

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