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Changing Lifestyles

14 Warren View
Bideford
Devon
EX39 3RX

Asking Price: £425,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

14 Warren View, Bideford, Devon, EX39 3RX

AN IMPRESSIVE DETACHED FAMILY HOME



- 4 Bedrooms (1 En-suite)
- Spacious & light Living Room with garden access
- Well-equipped Kitchen / Diner & separate Utility Room
- Beautifully maintained front & private rear garden
- Detached Double Garage & private driveway parking
- Great potential for decorative modernisation
- Ideal family home in meticulously maintained condition



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Overview

An impressive and substantial 4 Bedroom detached family home, complete with a private driveway offering ample off-road parking and complemented by a Detached Double Garage. This elegant property occupies a generous plot featuring beautifully maintained gardens to the front and a delightful, well-established private garden to the rear, offering a high degree of privacy.

Entrance to the home is via an attractive Porch framed by faux pillars, leading into a spacious and welcoming Entrance Hall. To the left, you'll discover a generously sized Living Room bathed in natural light from the front window and French doors opening onto the rear garden, with a feature fireplace providing a charming focal point. To the right of the Entrance Hall, the spacious Kitchen / Diner forms a wonderful heart to the home. This room cleverly divides into two distinct areas: a dedicated dining space ideal for family gatherings, and a well-equipped kitchen offering a range of cupboards, drawers, ample work surfaces, an integrated oven and hob, plus space for a fridge / freezer. Conveniently adjacent, a separate Utility Room provides additional space for domestic appliances.

On the First Floor, you'll find 4 spacious double Bedrooms (Bedrooms 1 and 2 are notably impressive). The Main Bedroom benefits from built-in wardrobes and a private En-suite Shower Room, while the generously proportioned second Bedroom also offers ample built-in storage. Completing the First Floor is a tastefully appointed 3-piece Family Bathroom.

A standout feature of this property is the beautifully established, fully enclosed rear garden, thoughtfully designed with decked seating areas - perfect for outdoor entertaining, a well-kept lawn and discreet storage space. Mature trees and attractive planting ensure the garden remains private and tranquil.

The Detached Double Garage has power and light connected, providing a versatile space separate from the main dwelling.

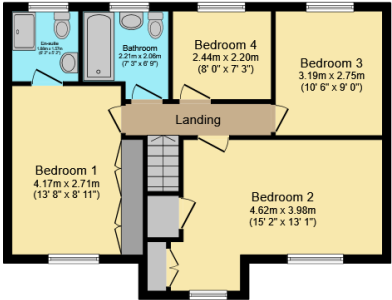
Though the property would benefit from some decorative modernisation, it has been meticulously maintained and offers fantastic potential to create a truly outstanding home - ideal for couples and families alike.

Council Tax Band

E - Torridge District Council



Ground Floor
Floor area 58.5 sq.m. (629 sq.ft.)



First Floor
Floor area 58.5 sq.m. (629 sq.ft.)



Garage
Floor area 24.5 sq.m. (264 sq.ft.)

Total floor area: 141.4 sq.m. (1,522 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

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.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed up the main High Street turning left at the very top and take the first right hand turning onto Abbotsham Road. Continue on this road passing Bideford College on your left hand side and the entrance to 'Harlseywood' on your right hand side. Take the next right hand turning onto Lane Field Road and take the right hand turning into Warren View. Number 14 will be found on your left hand side with a numberplate clearly displayed.

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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Devon

EX39 2PS

Tel: 01237 479 999

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England, Scotland & Wales	EU Directive 2002/91/EC	