



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 York Rise  
Bideford  
Devon  
EX39 3TN

**Asking Price: £350,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



19 York Rise, Bideford, Devon, EX39 3TN

## AN IMPRESSIVE WELL-PROPORTIONED SEMI-DETACHED HOME

- 4 Bedrooms (1 En-suite)
- Modern Kitchen / Diner
- Generously sized Living Room with French doors opening to the rear garden
- Accommodation arranged over 3 floors
- Thoughtfully landscaped rear garden offering a fantastic outdoor space for children to play or for simply relaxing
- Private driveway parking & Garage
- This is a wonderful opportunity to acquire a substantial & well-maintained family home in a desirable setting



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.



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

19 York Rise, Bideford, Devon, EX39 3TN

## Changing Lifestyles

Occupying a prime, elevated position within a popular residential development, 19 York Rise is an impressive and well-proportioned 4 Bedroom semi-detached home offering space, versatility and an attractive outlook. With accommodation set across 3 floors, the property is perfectly suited for growing families or those seeking flexible living space.

Upon entering the property, you are welcomed by a bright Entrance Hall with a staircase rising to the upper floors and a useful downstairs Cloakroom tucked away underneath. To the right, the Kitchen / Diner provides a modern and functional space, ideal for everyday meals or entertaining, with a stylish range of fitted units and integrated appliances. At the end of the Entrance Hall, the generously sized Living Room spans the full width of the property, offering a fantastic social space with French doors that open out onto the rear garden.

The garden, itself, has been thoughtfully landscaped with a level grass area leading directly from the house complemented by a modern gravelled seating area for relaxing outside. A rear access door leads conveniently into the Garage. Steps from the garden rise to a large, level lawned area – a real suntrap thanks to its elevated position – offering a fantastic outdoor space for children to play or for simply relaxing.

Moving upstairs, the first floor hosts 2 spacious double Bedrooms and the main Family Bathroom. Continuing to the top floor, you'll find 2 further Bedrooms, including the Principal Bedroom which benefits from built-in storage and its own En-suite Shower Room. The fourth Bedroom, whilst slightly smaller, is still a comfortable double, offering flexibility for use as a guest room, office or nursery.

The attractive front aspect enjoys a green outlook over a small landscaped area and a communal playground, giving a real sense of space and community. A private driveway and Garage to the side complete this fantastic package. This is a wonderful opportunity to acquire a substantial and well-maintained family home in a desirable setting.

### Council Tax Band

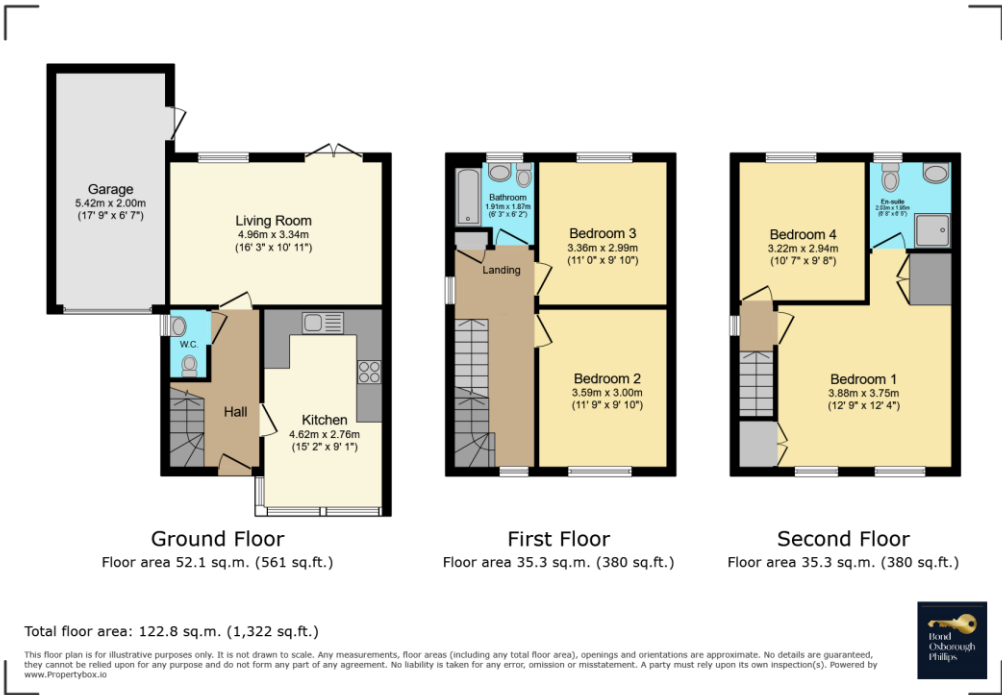
D - Torridge District Council



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed up Bridgeland Street passing our Office on your right hand side and bear right at the top onto North Road. Continue to the end of North Road and, at the junction, continue straight across into Lime Grove. Drive to the end and follow the road as it bears to your left onto Belvoir Road. Half way up the hill, turn left into York Rise following the road around to the left to where you will find the property on your right hand side, marked 19 York Rise.

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.