



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 Hillcrest Road  
Bideford  
Devon  
EX39 4DQ

**Asking Price: £215,000 Freehold**



Changing Lifestyles

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



25 Hillcrest Road, Bideford, Devon, EX39 4DQ

## A SEMI-DETACHED HOME ENJOYING TRULY SPECTACULAR PANORAMIC VIEWS



- 3 Bedrooms

- Generously sized Living Room which flows openly into the Kitchen / Diner
  - Upstairs Family Bathroom
  - GFCH & UPVC DG
  - Attached Garage & driveway
- Private, slightly elevated rear garden backing onto open countryside
- Ready for improvement, but perfectly located & competitively priced to reflect the work needed



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## Changing Lifestyles

**Positioned on, arguably, one of the finest plots along Hillcrest Road, this 3 Bedroom semi-detached home enjoys truly spectacular panoramic views stretching from the rolling North Devon countryside across the town of Bideford and the River Torridge to the front, and out to open farmland to the rear.**

**The property, itself, offers a well-proportioned layout and an exciting opportunity for modernisation. The ground floor features a generously sized Living Room which flows openly into the Kitchen / Diner via a wide archway. This design creates a bright and sociable space ideally suited for family living or entertaining.**

**Upstairs, you'll find 3 Bedrooms served by a Family Bathroom. The home benefits UPVC double glazing throughout, providing a sound base for a cosmetic update. While the interiors would benefit from a full refresh, core elements, like windows and layout, offer an excellent starting point for buyers keen to put their own stamp on the home.**

**One particularly quirky feature is the Attached Garage, which offers access both from the front driveway and from the rear garden via a second garage door - ideal for garden storage or potential workshop use. The rear garden is private, slightly elevated and backs onto open countryside, reinforcing the feeling of space and serenity.**

**The house is set back from the road, with the elevated position offering uninterrupted, expansive views rarely found in properties at this price point. Ready for improvement, but perfectly located and competitively priced to reflect the work needed.**

**A rare chance to acquire a property with this kind of setting and scope - early viewing is recommended.**

**Council Tax Band**

B - Torridge District Council

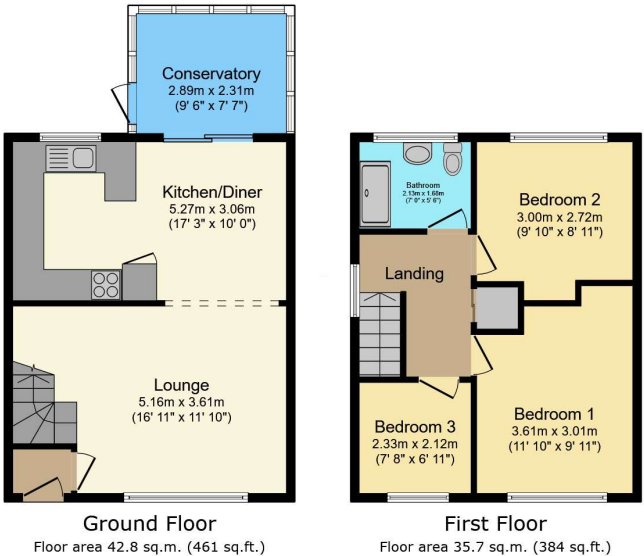


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## Have a property to sell or let?

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed in the direction of Torrington before taking the left hand turning onto the Old Bideford Bridge. Continue straight across at the mini roundabout onto Torrington Lane and travel uphill. At the mini roundabout, at the brow of the hill, take the right hand turning onto Gammaton Road before taking the right hand turning onto Hillcrest Road. Proceed uphill following the road as it bears around to your right to where number 25 will be found on your left hand side, opposite the entrance to Tennacott Heights.

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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