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Changing Lifestyles

8 Alverdiscott Road
Bideford
Devon
EX39 4DA

Asking Price: £295,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

8 Alverdiscott Road, Bideford, Devon, EX39 4DA

A SEMI-DETACHED BUNGALOW WITH SCOPE TO PERSONALISE



- 3 Bedrooms
- Contemporary Bathroom
- Spacious Living Room overlooking the rear garden
- Open-plan Kitchen / Diner with wood burning stove, Velux roof lights & French doors opening to the large, south-facing patio
- Extensive lawned garden with summerhouse, greenhouse & shed
- Attractive front garden with lawns & mature planting



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Overview

Situated on Alverdiscott Road in Bideford's popular East-the-Water area, this 3 Bedroom semi-detached bungalow offers spacious living with excellent potential for personalisation and improvement.

Approached via a gated front garden with lawns, hedged borders and attractive plantings, the property opens into a welcoming Entrance Porch. The 2 main Bedrooms, both generous doubles, are thoughtfully positioned on either side of the Hallway, each featuring attractive fireplaces (1 with a fire and a traditional fireplace surround, the other fitted with a cosy wood burning stove). The third Bedroom, slightly smaller, is ideally suited as a single room, nursery or home office.

The contemporary Family Bathroom includes a stylish 3-piece suite with a cabinet mounted wash hand basin, a close couple WC and a compact 'P' shaped bath complete with an overhead shower.

To the rear, the bright Living Room enjoys ample natural light from a large UPVC double glazed picture window overlooking the garden, creating a relaxing, comfortable space. At the heart of this home is the superb, open-plan Kitchen / Diner, significantly extended and ideal for entertaining or family gatherings. It benefits from an inviting wood burning stove, French doors providing seamless access to the patio, and Velux roof lights flooding the area with sunlight. The well-equipped Kitchen includes a range of base level cabinets, ample workspace, a 5-ring Leisure cooker, an integrated dishwasher, space for appliances, and a sink with delightful views over the garden.

The expansive south-facing garden is a real highlight, featuring a large patio - ideal for al fresco dining and relaxation. Steps lead to an extensive lawn - perfect for children's play or keen gardeners, complemented by mature borders, ornamental trees, a summerhouse, greenhouse and a storage shed. There is rear pedestrian access, with potential informal parking, while convenient on-street parking is available to the front of the property.

Offering generous spaces and scope to personalise, this charming bungalow presents an exceptional opportunity for couples and families seeking a comfortable forever home. An early viewing is highly recommended.

Agents Notes

This property benefits from side access from the rear courtyard patio garden to the front of the property.

The heating system is powered by a gas fired boiler which was installed in the loft within the last few years.

Council Tax Band

B - Torridge District Council



Floor Plan

Floor area 82.2 sq.m. (885 sq.ft.)

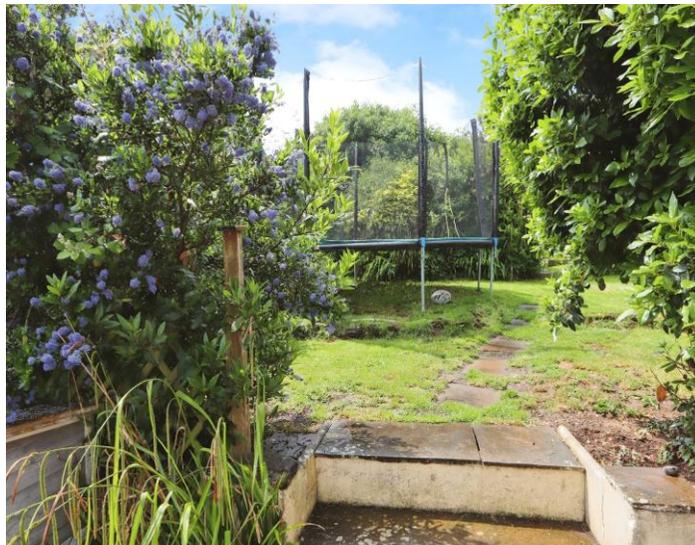
Total floor area: 82.2 sq.m. (885 sq.ft.)

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

East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

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

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, continue straight onto Torrington Lane. At the top of the hill and upon reaching the mini roundabout, take the second exit and the first left hand turning onto Alverdiscott Road. Number 8 will be found after a short distance on your right 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

