



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

53 Abbotsham Road  
Bideford  
Devon  
EX39 3AQ

**Asking Price: £325,000 Freehold**



Changing Lifestyles

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

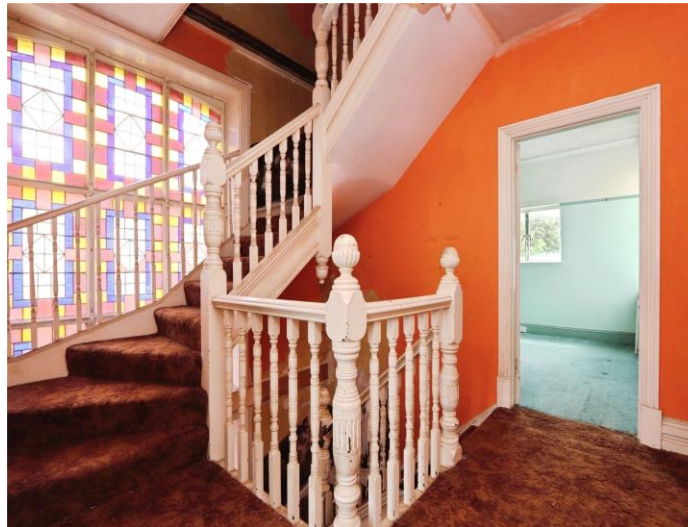


53 Abbotsham Road, Bideford, Devon, EX39 3AQ

## AN IMPRESSIVE 3-STOREY SEMI-DETACHED PERIOD HOME



- 5 Bedrooms
- 3 Reception Rooms
- Stunning grand Hallway featuring large stained-glass windows & a beautiful winding period staircase
- Fully enclosed rear garden
- Double garage
- An excellent opportunity for investors or buyers keen to restore & personalise a grand period home
- No onward chain



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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Located on the highly sought after Abbotsham Road, this impressive 3-storey, 5 Bedroom semi-detached period home offers a unique opportunity to acquire a grand property amidst a row of similar historic residences. The house boasts kerb appeal with steps leading to a charming front garden, which, although a little overgrown, can be easily revived to its former beauty.

Inside, a spacious Entrance Porch with stained glass windows and original tiled flooring leads to a stunning grand Hallway featuring large stained glass windows and a beautiful winding period staircase. The main Living Room is a bright and airy space with a log effect gas fire and a bay window that overlooks the front garden. A second Reception Room provides generous space with new UPVC doors and windows opening onto the rear garden. The adjoining Dining Room, which houses the Vaillant gas boiler within a cupboard, connects to a functional Kitchen, equipped with base level units, a sink, and space for an electric cooker, along with access to the rear via a UPVC door.

Upstairs, the Principal Suite mirrors the living room with a bay window from which town and country views can be enjoyed. The second and third Bedrooms are both well proportioned (1 with a fitted wash hand basin). The family Bathroom includes a 4-piece suite with shower cubicle, bidet, WC and wash hand basin. The top floor offers 2 further double Bedrooms (1 with countryside views), plus a spacious storage room.

Outside, the fully enclosed rear garden features a Double Garage with rear lane access and a pedestrian path to the house. There's also an additional outbuilding - perfect for a home office or workshop.

Priced to sell and chain-free, this property presents an excellent opportunity for either investors or capable buyers keen to restore and personalise a grand period home. Viewings are highly recommended.

#### **Council Tax Band**

D - 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		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay turn right onto High Street and proceed uphill to the very top. At the top of the hill take the left hand turning. Pass over the pedestrian crossing and take the right hand turning onto Abbotsham Road. Proceed a short distance along to where number 53 will be situated 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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