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Changing Lifestyles

78 Oaklands
Bideford
Devon
EX39 3HW

Asking Price: £325,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

78 Oaklands, Bideford, Devon, EX39 3HW

A SPACIOUS SEMI-DETACHED HOME WITH WELL-PRESENTED ACCOMMODATION



- 4 Bedrooms (1 En-suite)
- Lounge stretching the full depth of the property, filled with natural light
 - Generous Kitchen / Dining Room
 - Modern Bathroom with separate WC
 - Wraparound rear garden bordered by woodland
 - Driveway parking & Integral Garage
- A perfect option for families seeking comfort, versatility & a touch of privacy



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Overview

Enjoying a prime corner plot position within a sought after residential development, this spacious 4 Bedroom semi-detached home offers impressive space both inside and out. The current owners have maintained and improved the property to a high standard, making it a perfect option for families seeking comfort, versatility and a touch of privacy.

The Ground Floor welcomes you with a spacious Lounge stretching the full depth of the property, filled with natural light from rear-facing windows. There's scope for improvement with this room by the addition of patio doors, extending the living space directly into the garden or a decking area. A generous Kitchen / Dining Room sits opposite, offering plenty of room for entertaining and day-to-day family life, with modern cabinetry and integrated appliances. A Hallway connects the living areas and provides internal access to the Garage - a convenient bonus for storage or potential conversion, subject to any necessary permissions.

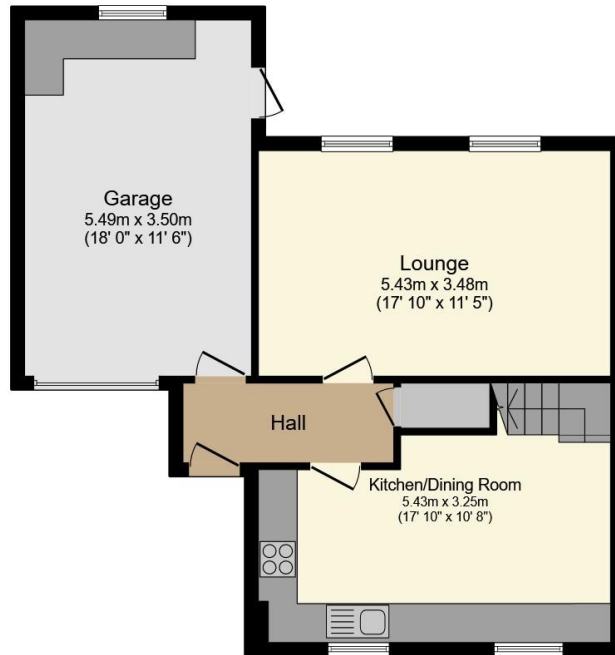
Upstairs, the thoughtful extension over the Garage has created a large Principal Bedroom with its own stylish En-suite Shower Room, offering a peaceful retreat. Three further Bedrooms are found off the central Landing - two comfortable doubles and a fourth single Bedroom that would also make an excellent home office. A modern Family Bathroom features a 'P' shaped bath with shower over, and the WC positioned separately for added practicality.

Externally, the rear garden wraps around the property to provide a generous outdoor space, mainly laid to low-maintenance stone chippings. It's well-screened by established trees and shrubs, and bordered by woodland beyond - a perfect backdrop for those who value peace and privacy. A charming wooden pergola offers a quiet spot to relax or entertain, and side access leads conveniently back to the driveway which provides off-road parking for several vehicles.

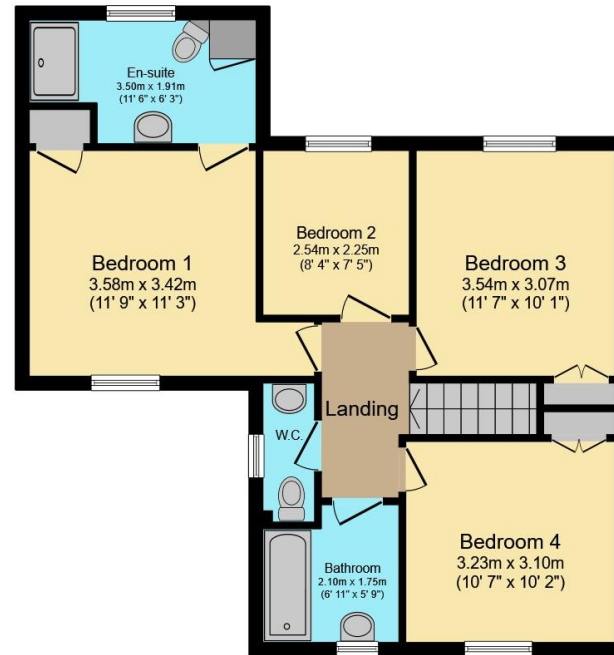
This property is a well-balanced family home offering both practical space and a welcoming atmosphere - early viewing is highly recommended.

Council Tax Band

C - Torridge District Council



Ground Floor
Floor area 62.3 sq.m. (670 sq.ft.)



First Floor
Floor area 60.7 sq.m. (653 sq.ft.)

Total floor area: 123.0 sq.m. (1,324 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





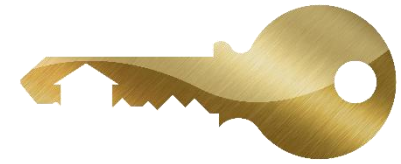
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Area Information

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. At the very top turn left and take the first right hand turning onto Abbotsham Road. Continue past the College on your left hand side and take the left hand turning onto Moreton Park Road. Continue on this road and take the right hand turning into Cedar Way passing Lombard Close on your left hand side. Entering Oaklands, take the first right hand turning following the road as it bears to your left and take the first available right hand turning to where number 78 will be situated in the back right corner.

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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We are here to help you find and buy your new home...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

