



Bond
Oxborough
Phillips

Changing Lifestyles

80 Pynes Lane
Bideford
Devon
EX39 3EE

Asking Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

80 Pynes Lane, Bideford, Devon, EX39 3EE

A SPACIOUS & WELL-PRESENTED MID-TERRACE HOME

- 3 Bedrooms

- Convenient Ground Floor Cloakroom & modern First Floor Bathroom
 - Recently decorated Kitchen with breakfast bar
 - Bright & inviting Living Room with large window overlooking the sunny rear garden
 - Utility Room & covered Rear Porch
- Fully enclosed rear garden enjoying a sunny aspect with seating areas & large shed
- Enclosed front lawned garden, outside storage & ample on-street parking
- Ideal for first time buyers or families seeking value & space



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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This spacious and well-presented 3 Bedroom mid-terrace home offers fantastic value and is ideally suited to first time buyers or families seeking a move-in ready property with generous living space.

Set behind a fully enclosed lawned front garden, the house welcomes you via an Entrance Hall with access to a handy ground floor Cloakroom. The recently redecorated Kitchen features a range of fitted units, a sociable hatch to the Living Room, and an included breakfast bar. The Living Room is bright and inviting with wood effect flooring and a large window overlooking the sunny rear garden. A useful Utility leads to a covered Rear Porch and a fully enclosed garden with ample seating space, a large shed and pedestrian rear access.

Upstairs, the Landing provides access to a sizeable storage cupboard and the loft hatch, as well as a cupboard housing the gas boiler. The Main Bedroom benefits from countryside views and built-in wardrobes, while the second and third Bedrooms are also well-proportioned, with the third offering a flexible space for a child's room or office.

The home sits within a traditionally laid out estate with a pleasant feel and offers plenty of on-street parking nearby. With its appealing presentation and thoughtful improvements by the current owners, this is a home not to be missed.

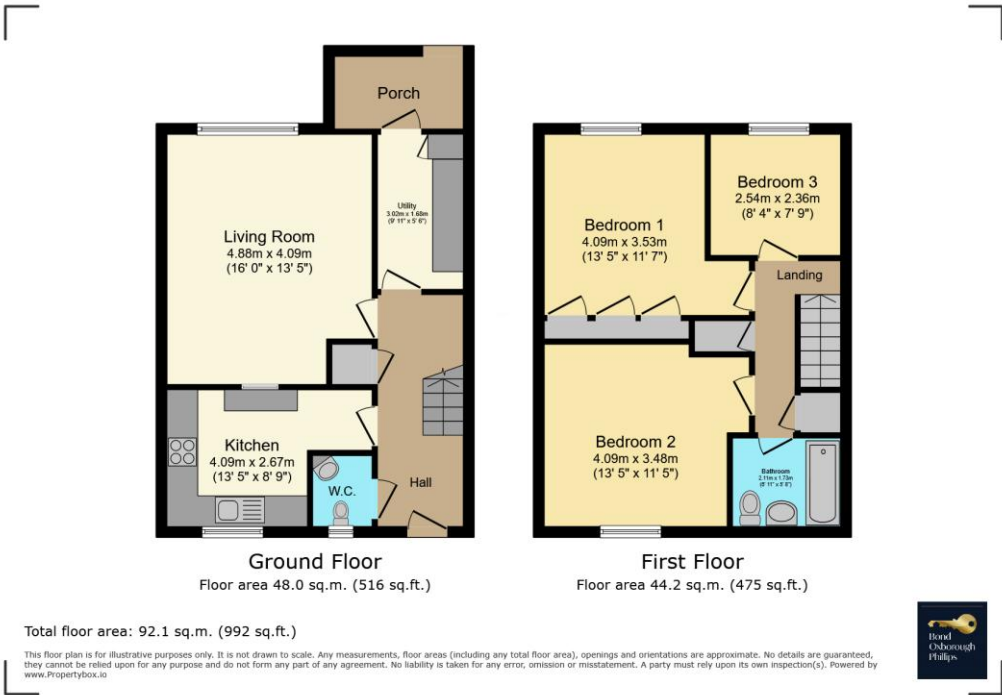
Council Tax Band

A - 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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the High Street turning left at the top and continue through Old Town. At the pedestrian crossing, continue straight onto Clovelly Road. Take the fourth right hand turning onto Pynes Lane to where number 80 will be situated after a short distance 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.

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