

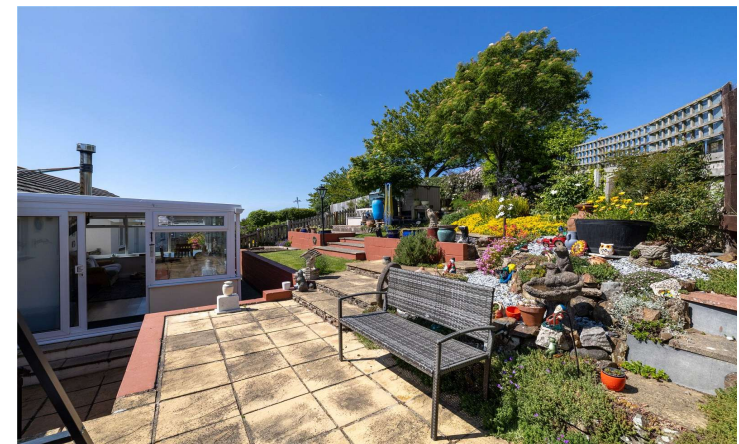


Bond
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Changing Lifestyles

7 Quarry Close
Bideford
Devon
EX39 3RA

Asking Price: £299,950 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

7 Quarry Close, Bideford, Devon, EX39 3RA

A SMARTLY PRESENTED DETACHED BUNGALOW

- 2 Bedrooms (originally 3 Bedrooms)
- Bright & spacious Living Room with doors opening to a raised Balcony that enjoys a pleasant, elevated outlook
- Well-appointed & practical Kitchen
- Fantastic Conservatory - ideal for year-round enjoyment & leading out to the garden
- A delightful & generous rear garden
- Driveway parking & Garage
- Peaceful cul-de-sac location with direct access to open recreational ground



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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Tucked away in a peaceful cul-de-sac, this smartly presented detached bungalow offers surprising space, excellent versatility and direct access to open recreational ground - perfect for those seeking a balance of comfort, convenience and a touch of the outdoors.

Number 7 Quarry Close has been thoughtfully improved and extended over the years, with the current owners reconfiguring the original 3 Bedroom layout to create a superb Main Bedroom Suite with a dressing area. This alteration could easily be reversed to restore the original 3 Bedroom arrangement, depending on your requirements.

The interior begins with a handy Entrance Porch which leads into a welcoming Hallway at the heart of the home. A bright and spacious Living Room sits to one side, with a large front-facing window and glazed doors opening onto a raised Balcony that enjoys a pleasant, elevated outlook. A gas fire adds a cosy touch, making this an ideal space to relax in all seasons.

The Kitchen is well-appointed with a practical layout, offering plenty of cupboard and worktop space, and direct access into a fantastic Conservatory at the rear. This sun-soaked addition creates an additional reception space, ideal for year-round enjoyment and leading out to the garden.

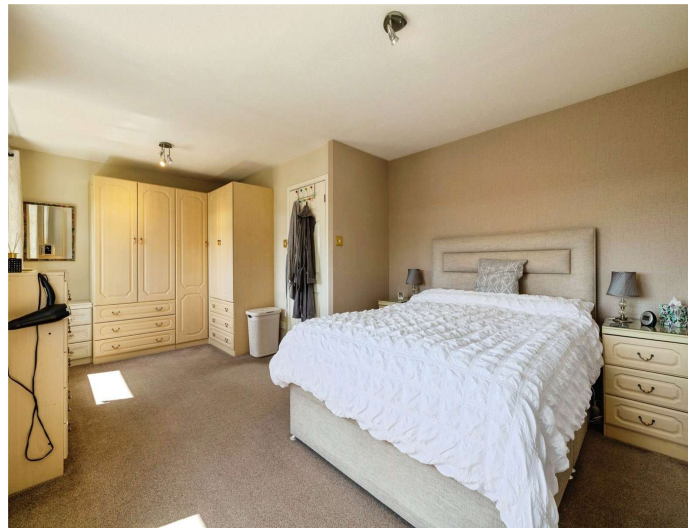
The main Bedroom is a highlight - spacious, bright and flexible, with 2 windows enjoying an open outlook. The second Bedroom is a generous double, and the Family Bathroom is fitted with a walk-in shower, bath, vanity basin and WC.

Outside, a 2-car driveway leads to a Garage beneath the property. Steps rise to a lawned front garden, with side access leading to a surprisingly generous rear garden. This space is a delight, with patio areas, lawn, a greenhouse and direct gated access onto the adjacent open green - perfect for dog owners or those who enjoy a stroll straight from the doorstep.

This is a truly versatile home in a great position, offering plenty of potential to adapt to your lifestyle.

Council Tax Band

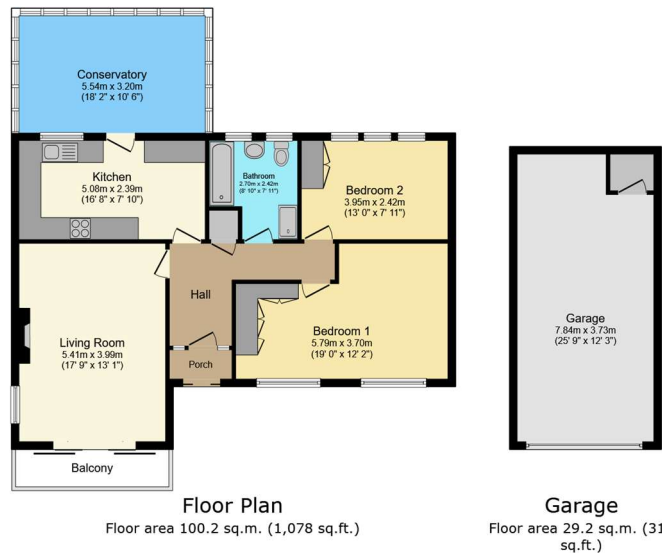
D - Torridge District Council



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Total floor area: 129.4 sq.m. (1,393 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.ie



Directions

From Bideford Quay proceed in the direction of Torrington turning right onto the High Street. Continue to the very top and turn left. Turn right onto Abbotsham Road. Continue along this road passing Bideford College on your left hand side. Take the right hand turning onto Lane Field Road and proceed along for a short distance before taking the right hand turning onto Gate Field Road. Continue on this road passing Ashplants Close on your right, and take a left turn into Quarry Close. 7 Quarry Close will be ahead of you with a numberplate displayed.

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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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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