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Changing Lifestyles

9 Tennacott Heights
Bideford
Devon
EX39 4DH

Asking Price: £250,000 Freehold

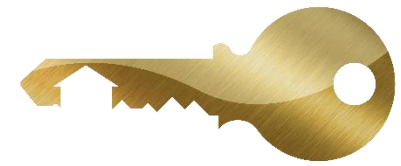


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01237 479 999
bideford@bopproperty.com

9 Tennacott Heights, Bideford, Devon, EX39 4DH

A SPACIOUS DETACHED BUNGALOW OCCUPYING A GENEROUSLY SIZED PLOT



- 3 Bedrooms

- Large Lounge with countryside views
 - Well-proportioned Kitchen
 - Garage & ample off-road parking
- Private rear garden with patio & lawn
- Potting shed & mature front garden
- Would benefit from some updating
 - No onward chain



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.



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Occupying a gently sloping and generously sized plot on one of East-the-Water's most sought after roads, this spacious 3 Bedroom detached brick-built bungalow presents an excellent opportunity for buyers seeking a home with strong potential.

Set back behind a large single driveway providing ample off-road parking and leading to a Garage (measuring approximately 18' x 18'), the property boasts charming kerb appeal thanks to its attractive lawned front garden, mature hedge borders and tasteful planting.

Inside, the bungalow offers 2 good sized double Bedrooms enjoying views over the rear garden, while a third smaller Bedroom would serve equally well as a home office. The Shower Room is well-equipped with a rainfall shower and hand attachment, a pedestal wash hand basin, a WC and a deep shelved storage cupboard. The Living Room is bright and spacious with ample room for dining and relaxing, and a large picture window framing beautiful far-reaching countryside views. A door leads through to a well-proportioned Kitchen with built-in double oven and gas hob, a 1.5 bowl sink unit, plentiful cupboard and drawer storage, an airing cupboard with hot water tank and shelving and a wall mounted Worcester gas fired combination boiler. From here, a UPVC double glazed door opens to the front of the home.

The enclosed rear garden offers both privacy and scope for landscaping, beginning with a patio and rising to a lawn with flowering shrubs, hedges, an ornamental tree and a low-maintenance side area. There's also a handy potting shed attached to the garage - ideal for gardening enthusiasts.

While the property would benefit from some updating, it remains a solid and appealing bungalow offered for sale with no onward chain.

Council Tax Band

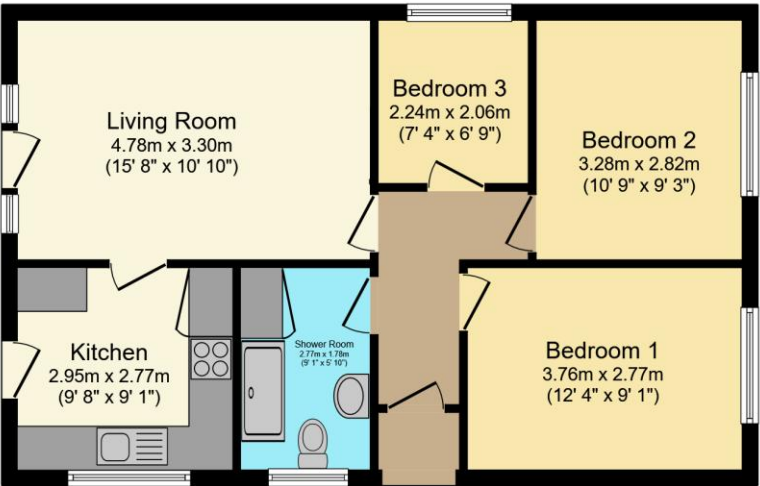
C - Torridge District Council



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Floor Plan
Floor area 60.8 sq.m. (655 sq.ft.)

Total floor area: 60.8 sq.m. (655 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 over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight onto Torrington Lane. At the top of the hill, take the second exit at the roundabout onto Gammaton Road. Take the right hand turning onto Hillcrest Road and take the first right hand turning into Tennacott Heights to where number 9 will be located after a short distance on your left hand side with a numberplate clearly displayed.

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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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