



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Grant Court  
Bideford  
Devon  
EX39 3TJ

**Asking Price: £500,000 Freehold**



Changing Lifestyles

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



3 Grant Court, Bideford, Devon, EX39 3TJ

## A SPACIOUS DETACHED HOME OCCUPYING A QUIET & SAFE CUL-DE-SAC



- 4 Bedrooms (1 En-suite)
- Built by Redrow around 9 years ago to a high specification
- Generous driveway parking & Detached Double Garage
- Grand Living Room with 3 UPVC double glazed windows
- Open-plan Kitchen / Diner & separate Utility Room
  - Conservatory overlooking the beautifully maintained rear garden
  - Attractive 4-piece Family Bathroom
- Landscaped gardens with patio, lawn, pergola-covered deck



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## Overview

**This impressive 4 Bedroom detached house enjoys a prime position being located in a quiet and safe cul-de-sac whilst also being on the edge of this hugely popular residential development. Given its great position, its high standard of presentation, its Double Garage and large plot, this is amongst the very finest of homes that this development has to offer.**

**Constructed by Redrow approximately 9 years ago to a top specification, the property enjoys all the contemporary features of a new home and has been designed with both comfortable and convenient living in mind.**

**The house has tremendous kerb appeal from the front and offers plentiful driveway parking which is in addition to a Detached Double Garage. The double garage has power and light connected and as well as being a garage could suit a variety of other purposes such as a workshop or hobby room.**

**The house is accessed via a Covered Porch which leads into a welcoming Entrance Hall which branches off to both the Living Room and the Kitchen / Diner whilst also offering access to a ground floor Cloakroom. The Living Room is a grand space flooded with natural light from the 3 UPVC double glazed windows. The Kitchen / Diner is also a tremendous space to be enjoyed with a living/dining area at one end and the fully fitted kitchen at the other. The kitchen features a range of attractive cupboards and drawers, a built-in oven, a built-in microwave, gas hob with extractor over and fridge / freezer. All of the work surfaces are of high-quality granite and there is also a central island / breakfast bar. There is also a separate Utility Room adjoining the kitchen that provides additional workspace and room for domestic appliances. The kitchen opens to a spacious Conservatory that provides a generous room in which to relax and look out upon the exceptionally well-tended rear garden.**

**Upstairs, there are 4 generous Bedrooms with the Main Bedroom having an En-suite Shower Room and built-in wardrobes. The other Bedrooms are served by an attractive 4-piece Bathroom.**

**Outside, the gardens that surround the house are a joy to behold and feature a large and level patio - perfect for outside dining. This leads onto a level lawned garden with plenty of flowers and shrubs providing decorative aspect whilst also adding to the privacy. A further decked seating area of the garden is covered by a pergola. To the rear is a vegetable area with fruit trees, shed, and a green-house.**

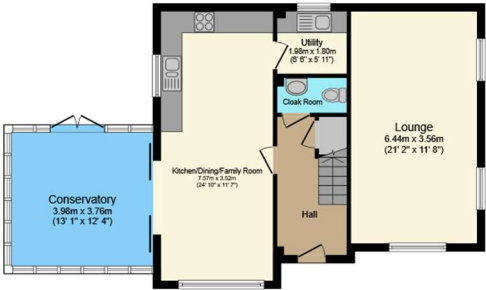
**The photos provided do not fully do this exceptional home justice, so we would recommend watching the accompanying video tour and booking a viewing to see it for yourself.**

### Agents Note

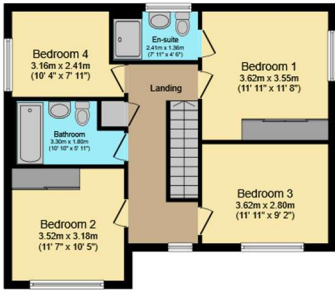
We are advised by the vendors that the current Maintenance Charge payable to FirstPort is £254.00 per annum for future management of the estate and maintenance of areas of open space.

### Council Tax Band

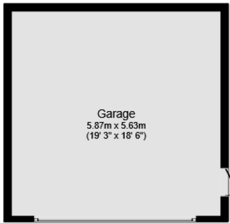
E - Torridge District Council



**Ground Floor**  
Floor area 77.6 sq.m. (836 sq.ft.)



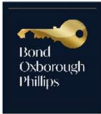
**First Floor**  
Floor area 61.2 sq.m. (659 sq.ft.)



**Garage**  
Floor area 33.5 sq.m. (361 sq.ft.)

Total floor area: 172.3 sq.m. (1,855 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.io](http://www.Propertybox.io)





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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 turning left at the top and take the first right hand turning onto Abbotsham Road. Travel through the traffic lights passing Bideford College on your left hand side. Take the third left hand turning into Birdwood Crescent and, towards the top of the road, bear right and continue to the top of this road before turning right again. Continue along this road before taking the next left hand turning into Grant Court. Turn left to where the property will be found 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 and 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 available 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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# We are here to help you find and buy your new home...

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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.

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Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

