



Bond
Oxborough
Phillips

Changing Lifestyles

30 Gate Field Road
Bideford
Devon
EX39 3QX

Asking Price: £425,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

30 Gate Field Road, Bideford, Devon, EX39 3QX

A TASTEFULL EXTENDED DETACHED FAMILY HOME



- 4-5 Bedrooms (1 En-suite)
- Fifth Bedroom / Home Office
- Downstairs Shower Room & Cloakroom, upstairs Bathroom
- Large, light-filled Living Room with French doors opening to the garden
- Dining Room connecting to the adjoining Kitchen / Breakfast Room
- Immaculately presented throughout with tasteful décor
- Thoughtfully landscaped rear garden to include areas of decking, lawn & patio
- Driveway parking - fully wired for an EV charging point



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Overview

Located in the ever-popular and well-established Londonderry development, this deceptively spacious and tastefully extended 4-5 Bedroom detached home offers versatile living in a quiet residential setting with excellent convenience to local schools and amenities. Sitting proudly at the head of the cul-de-sac, 30 Gate Field Road has been significantly improved and maintained to a high standard, now offering modern comforts and generous space both inside and out.

The ground floor boasts a fantastic open-plan flow, including a large, light-filled Living Room created as part of the home's rear extension. With French doors opening directly onto the private garden and a HETAS approved installed wood burner, this is a superb space for entertaining or relaxing with the family. The Dining Room connects well to the adjoining Kitchen / Breakfast Room which, while in good condition, offers exciting potential for reconfiguration or updating to fully maximise the space. Also on the ground floor is a converted garage space that provides flexibility as either a fifth bedroom or a home office, with a neighbouring Shower Room / Utility to support multi-generational living or working from home.

Upstairs, the extended layout continues to impress, with 4 Bedrooms arranged around a central Landing. The Main Bedroom enjoys its own En-suite Bathroom, and the remaining Bedrooms are served by a well-appointed Family Bathroom. The entire home is immaculately presented with tasteful décor and a real sense of warmth and practicality throughout.

Outside, the rear garden is level and thoughtfully landscaped to include areas of decking, lawn and patio for outdoor enjoyment and low-maintenance upkeep. The driveway at the front of the house provides off-road parking and is already fully wired for an electric vehicle charging point.

A short walk from the property is a pedestrian cut-through to Abbotsham Road, providing quick access to Bideford College and the town centre, making it ideal for families or commuters alike.

With gas central heating via a modern combination boiler, excellent energy efficiency and an adaptable layout, this is a superb opportunity to secure a spacious home in one of Bideford's most sought after neighbourhoods. Early viewing is highly recommended.

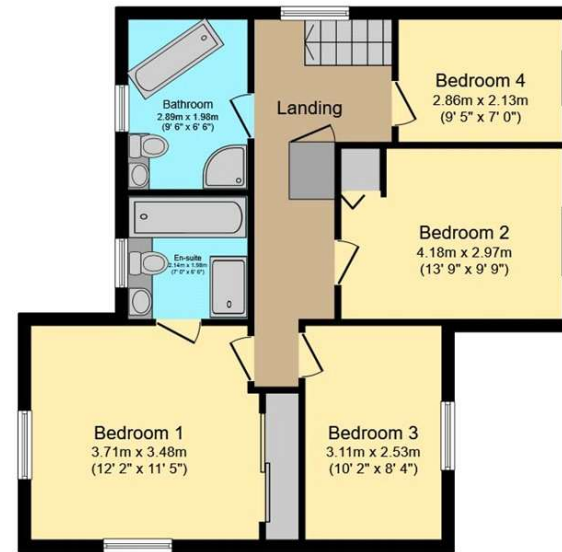
Council Tax Band

D - Torridge District Council



Ground Floor

Floor area 80.3 sq.m. (864 sq.ft.)



First Floor

Floor area 66.0 sq.m. (710 sq.ft.)

Total floor area: 146.3 sq.m. (1,574 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



30 Gate Field Road, Bideford, Devon, EX39 3QX

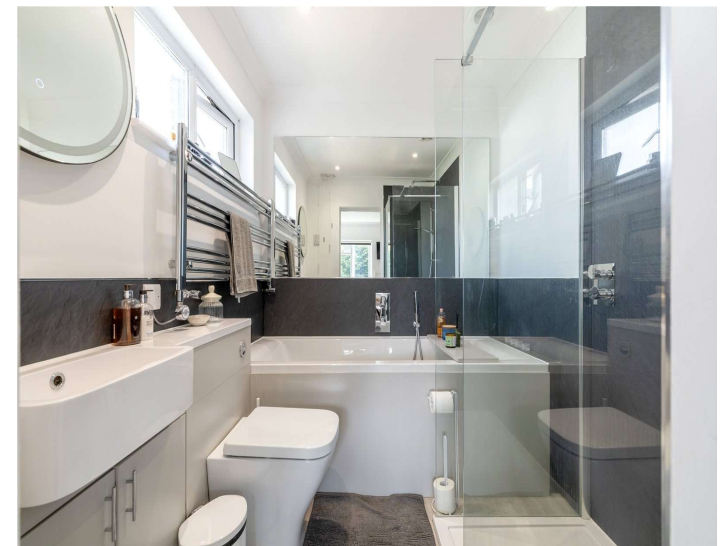
Changing Lifestyles



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

30 Gate Field Road, Bideford, Devon, EX39 3QX



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

30 Gate Field Road, Bideford, Devon, EX39 3QX



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 very top. Take the first right hand turning onto Abbotsham Road. Stay on this road passing through the traffic lights and passing Bideford College on your left hand side. After approximately a quarter of a mile, take the right hand turning onto Lane Field Road. Proceed into the development taking the right hand turning onto Gate Field Road to where the property will be situated on your right hand side towards the end.

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.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

