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Changing Lifestyles

20 Trent Close
Bideford
Devon
EX39 4DW

Asking Price: £289,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

20 Trent Close, Bideford, Devon, EX39 4DW

A WELL-PRESENTED SEMI-DETACHED HOME WITH EXTENSIVE PARKING

- 3 Bedrooms
- Bright & generously sized Living / Dining Room opening to the rear garden
 - Large Kitchen looking out to the garden
 - Smart Bathroom
- Private & manageable rear garden - ideal for relaxing or dining al fresco
 - Tucked away in a peaceful close
- Private driveway parking, Single Garage & additional parking for up to 4 vehicles
 - Early viewing is highly recommended to appreciate the space, parking & location on offer here



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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Tucked away in a peaceful close within East-the-Water, Bideford, this well-presented 3 Bedroom semi-detached home offers excellent space both inside and out. This property is particularly notable for its extensive parking provisions - as well as a private driveway and Single Garage, the owners benefit from a section of land to the front of the property that provides parking for up to 4 additional vehicles, making it ideal for families with multiple cars, visiting guests or those with a campervan or boat.

Stepping inside, the home opens to a welcoming Hallway. The bright and generously sized Living / Dining Room spans the depth of the house and provides direct access via sliding doors to the rear garden, creating a sociable flow that works well for both family living and entertaining. The large Kitchen is fitted with a good range of units and looks out to the garden. Upstairs, there are 3 Bedrooms, 2 of which are comfortable doubles, while the third would make an excellent single, nursery or home office. The Bathroom has been smartly updated, providing a modern and practical finish.

The rear garden is a private and manageable outdoor space, mostly laid to lawn with a paved patio area - ideal for relaxing or dining al fresco.

With oil fired heating (mains gas available), double glazing and a sought after position close to Bideford Town, local schools and the A39, this property offers an appealing blend of convenience, comfort and potential.

Early viewing is highly recommended to appreciate the space, parking and location on offer here.

Council Tax Band

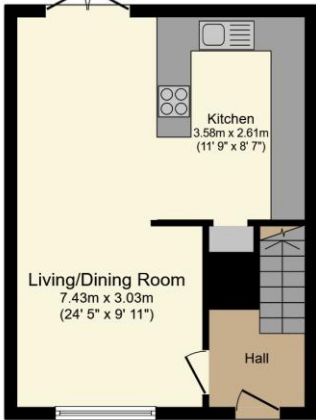
B - Torridge District Council



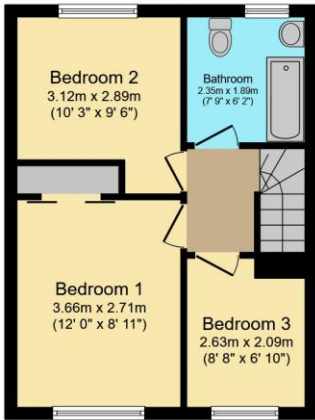
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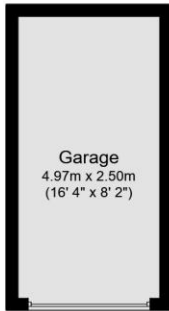
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Ground Floor
Floor area 34.9 sq.m. (376 sq.ft.)



First Floor
Floor area 34.9 sq.m. (376 sq.ft.)



Garage
Floor area 12.4 sq.m. (134 sq.ft.)

Total floor area: 82.3 sq.m. (886 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



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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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Torrington taking the left hand turning at the mini roundabout onto the Old Bideford Bridge. At the next mini roundabout proceed straight across onto Torrington Lane. Continue up the hill. Take the second exit at the mini roundabout and turn left onto Alverdiscott Road. Take the right hand turning onto Cliveden Road and take the second left hand turning into Trent Close. Number 20 will be found at the end of the close on your right hand side.

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.

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 able 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.