



Bond
Oxborough
Phillips

Changing Lifestyles

1 East Ridge View
Bideford
Devon
EX39 4RS

Asking Price: £250,000 Freehold



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01237 479 999
bideford@bopproperty.com

1 East Ridge View, Bideford, Devon, EX39 4RS

A WELL-CARED FOR DETACHED BUNGALOW OCCUPYING A SPACIOUS PLOT



- 2 Bedrooms (1 En-suite)
- Generously sized Living Room with direct access to the rear garden
- Kitchen fitted with a range of wall & base units & integrated appliances
 - Family Shower Room
 - Private driveway parking & Garage
 - Attractive, low-maintenance front garden
- Fully enclosed rear garden designed with ease of upkeep in mind
 - No onward chain
- A manageable home with scope for improvement in a peaceful yet convenient location



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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This 2 Bedroom detached bungalow offers a fantastic opportunity for those seeking a home with comfortable living space, easy maintenance and no onward chain.

The property enjoys a southerly facing rear garden, ensuring plenty of natural light and sunshine throughout the day. To the front is a driveway providing off-road parking, along with a Garage benefiting from power, lighting, and a convenient side door access opposite the kitchen – ideal for day-to-day use.

Inside, the welcoming Hallway provides loft access and leads through to a bright and spacious Living Room, designed to comfortably accommodate both sitting and dining areas. A recently fitted patio door opens directly to the garden, enhancing the flow between inside and out. The Kitchen is well-arranged, offering ample storage and worktop space, with its own direct access to the outside and the side door into the garage. There are 2 well-proportioned Bedrooms, both with outlooks over the front garden, along with a Shower Room and En-suite facilities to the main bedroom, making the bungalow practical as well as versatile. Modern comforts include UPVC double glazing and gas fired central heating, ensuring efficiency and low running costs.

The gardens have been landscaped with ease of maintenance in mind, the rear enjoying a private southerly aspect with paved and gravelled sections - perfect for relaxing or light gardening.

The property is also particularly well placed for local amenities. Just a short 3-minute stroll leads to Chudleigh Hill Fort, a viewpoint garden with far-reaching views, while nearby Barton Tors offers a convenience store and post office around an 8-minute walk away. For larger shopping trips, Tesco supermarket is within a 5-minute drive or a 15-20-minute walk, ensuring everything you need is close to hand.

With its combination of practical features, desirable setting and scope for a new owner to make it their own, this bungalow is certain to attract interest. On another note - all furniture is available for sale by separate negotiation.

Council Tax Band

C - Torridge District Council



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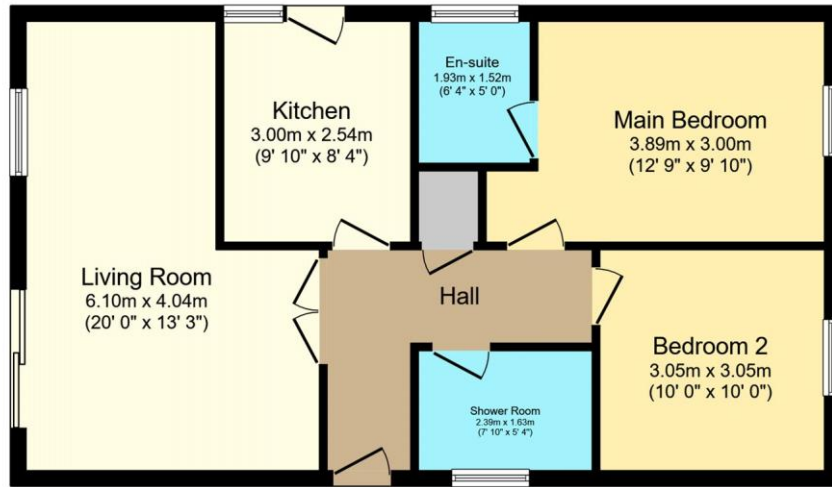
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Have a property to sell or let?

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.



Floor Plan
Floor area 66.1 sq.m. (711 sq.ft.)

Total floor area: 66.1 sq.m. (711 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay, cross the Long Bridge to East-The-Water. Take the second exit straight at the roundabout onto Torrington Lane. Follow this road for half a mile until you reach Ayres Close on your left hand side. Turn into Ayres Close. Continue through the development and bear left through the stone pillars. At the mini roundabout, turn left into East Ridge View. Number 1 will be found immediately on your left 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.

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