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Changing Lifestyles

April Cottage
Northdown Road
Bideford
Devon
EX39 3LP

Asking Price: £375,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

April Cottage, Northdown Road, Bideford, Devon, EX39 3LP

A DETACHED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2-3 Bedrooms
- Dining Room / Bedroom 3
- Spacious Lounge & light-filled Sitting Room
- Kitchen / Breakfast Room enjoying town & countryside views
- Family Bathroom & separate WC
- Front & rear gardens arranged 3 tiers - composite decking, seating area & artificial lawn
- Driveway & Garage with power & inspection pit
- Gas central heating & UPVC double glazing
- Located just a short stroll from Bideford Town Centre, local schools, Victoria Park & the Kenwith Nature Reserve



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Overview

This charming detached home, offered to the market with no onward chain, is perfectly positioned on Northdown Road - just a short stroll from Bideford Town Centre, local schools, Victoria Park and the scenic walks of Kenwith Nature Reserve. April Cottage beautifully balances convenience with character, having been in the same family for more than 40 years. During that time it has been carefully maintained and thoughtfully extended, creating versatile living space that will appeal to couples, growing families and those seeking a well-located, adaptable home.

The ground floor is accessed via a welcoming Reception Hall that sets the tone for the space within. At its heart is a large Lounge, providing a comfortable hub for day-to-day living which leads through to a fabulous light-filled Sitting Room extension. This impressive space is ideal for relaxing or entertaining all year round and enjoys wonderful views towards the New Bridge and the surrounding countryside.

The Kitchen / Breakfast Room is both practical and inviting, fitted with an excellent range of cupboards, drawers and work surfaces, and offering plenty of room for appliances. From here too, the elevated views can be appreciated. Completing the ground floor is a separate Dining Room which serves as a flexible second reception space but could easily be used as a third bedroom or home office, depending on lifestyle requirements.

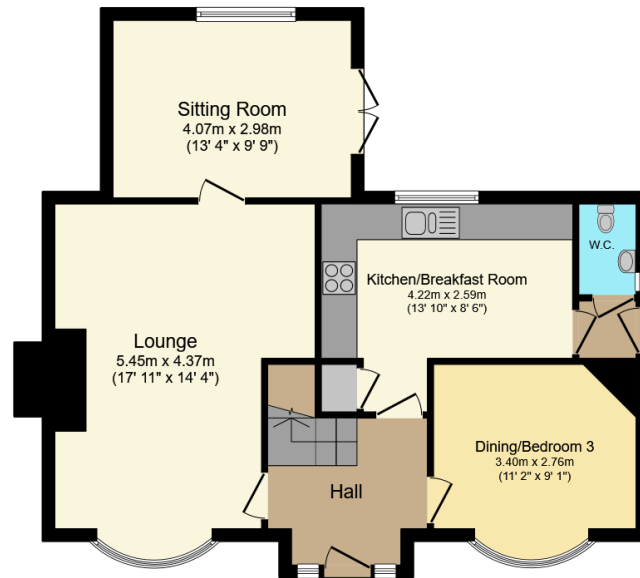
Upstairs, the layout is simple and comfortable, with 2 generous double Bedrooms positioned on either side of a centrally located Bathroom and a separate WC.

The gardens have been arranged for ease of maintenance without compromising on enjoyment. At the front, mature hedging and established planting lend the property both privacy and kerb appeal. To the rear, the garden unfolds across 3 manageable tiers, each offering a distinct outdoor setting. A composite deck provides an elevated spot with open views across Bideford, while a stone-chipped seating area and a section of artificial lawn ensure year-round usability. Beyond the garden lies a driveway and garage, complete with power and an inspection pit, providing secure parking and practical storage.

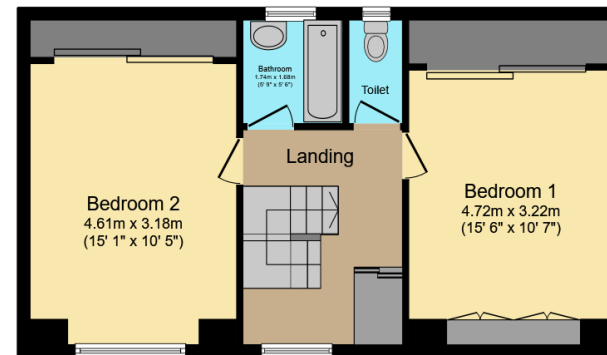
Benefiting from gas fired central heating and UPVC double glazing, April Cottage is a much-loved home now ready for its next chapter.

Council Tax Band

D - Torridge District Council



Ground Floor
Floor area 68.6 sq.m. (738 sq.ft.)



First Floor
Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 117.0 sq.m. (1,260 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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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 Bridgeland Street bearing right at the top onto North Road and continue to the end. At the crossroad, turn right onto Northam Road. At the mini roundabout, turn left onto Northdown Road. Proceed uphill to where April Cottage will be situated 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

