



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

60 Fulford Close  
Bideford  
Devon  
EX39 4DX

**Asking Price: £240,000 Freehold**



Changing Lifestyles

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



60 Fulford Close, Bideford, Devon, EX39 4DX

A SEMI-DETACHED HOUSE WITH GENEROUS ACCOMMODATION & NO ONWARD CHAIN



- 3 Bedrooms (1 En-suite)
- Spacious Living Room with French doors opening to the rear garden
  - Well-equipped Kitchen / Diner
- Downstairs Cloakroom & upstairs Bathroom
- Accommodation arranged over 3 floors
  - Attached Garage & driveway parking
  - Enclosed rear garden with patio & lawn
- Located within easy reach of local shops, schools & Bideford Town Centre
- This property will particularly appeal to young families & buyers looking to put their own stamp on a well-proportioned home



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## Changing Lifestyles

Positioned in a popular residential area of East-the-Water, this 3 Bedroom semi-detached house offers generous accommodation arranged over 3 floors, an Attached Garage and the benefit of no onward chain.

The ground floor is centred around a spacious Living Room with French doors opening onto the rear garden, creating a light and sociable space for family life. To the front, the well-equipped Kitchen / Diner provides a practical layout with ample storage, a built-in oven and plenty of room for further appliances. Understairs storage and a Cloakroom completes the downstairs.

On the first floor are 2 comfortable Bedrooms, one positioned to the front and the other overlooking the garden, alongside a Family Bathroom fitted with a 3-piece suite including shower over bath. Stairs rise to the second floor where the Principal Bedroom occupies the entire level. This room is of an excellent size complemented by an En-suite Shower Room and plenty of natural light, providing a private retreat within the home.

Outside, the property benefits from an enclosed rear garden with a patio and lawn, ideal for low-maintenance outdoor enjoyment. To the front is driveway parking in addition to the Attached Garage which offers further potential for storage or conversion, subject to the necessary consents.

Fulford Close is a well-established development in East-the-Water, placing you within easy reach of local shops, schools and Bideford Town Centre across the River Torridge. The A39 North Devon Link Road is also close by, providing convenient access to the wider area, while the sandy beaches of Westward Ho! and Instow are just a short drive away.

With its flexible layout, garage and location, this property will particularly appeal to young families and buyers looking to put their own stamp on a well-proportioned home.

### Council Tax Band

C - Torridge District Council



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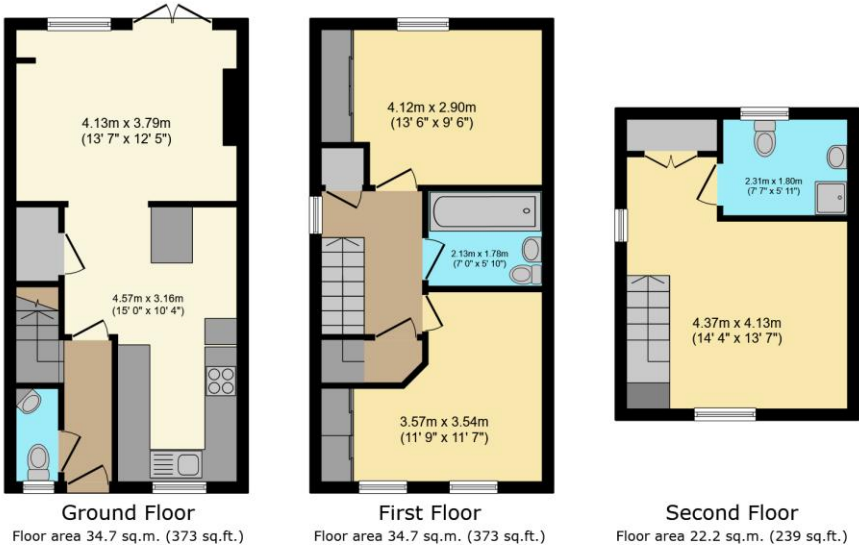


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## Have a property to sell or let?

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight onto Torrington Lane. Continue up the hill and upon reaching the mini roundabout, take the second exit onto Gammaton Road. Continue on this road as it bears left and turn left into Fulford Close. Take the right hand fork and bear left to where number 60 will be situated on your left hand side with a numberplate displayed.

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.

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