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Phillips

Changing Lifestyles

5 East Ridge View
Bideford
Devon
EX39 4RS

Guide Price: £370,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

A SPACIOUS DETACHED BUNGALOW TUCKED AWAY IN A PEACEFUL CLOSE



- 3 Bedrooms (1 En-suite)
- Spacious Lounge with sliding doors to patio
 - Modern Kitchen / Dining Room
 - Principal Bathroom
- Peaceful close of just 3 bungalows
- Generous corner plot with sunny aspect
 - Large patio with electric awning
- Detached Double Garage & ample driveway parking
 - Useful timber workshop



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Overview

Tucked away in a peaceful close of just 3 bungalows on the sought after east side of Bideford, this spacious 3 Bedroom detached bungalow combines comfort, practicality and lifestyle appeal.

Positioned on a generous corner plot, the property enjoys established gardens designed for privacy and outdoor living. To the rear, sliding doors from the Dining Room open directly onto a large, sun-trap patio, complete with an electric awning for shade and all-season enjoyment. Beyond, the garden is mainly laid to lawn and includes a useful timber workshop adjoining the bungalow, offering excellent storage or hobby space.

The front of the property provides ample driveway parking for several vehicles and access to a Detached Double Garage - perfect for secure parking, storage or workshop use.

Inside, the well-planned layout offers flexible accommodation. The bright and spacious Lounge is ideal for relaxing or entertaining, while the modern Kitchen / Dining Room provides a welcoming hub of the home. The Master Bedroom benefits from its own En-suite Shower Room, complemented by 2 further Bedrooms and a well-appointed principal Bathroom.

Additional features include gas central heating and double glazing, ensuring modern convenience and efficiency. The property is offered for sale with no onward chain, creating an excellent opportunity for a straightforward move.

The location is another highlight – tucked away yet easily accessible, with Bideford Town Centre, local schools and everyday amenities close at hand. The stunning North Devon coastline, including the beaches at Westward Ho!, Instow and Saunton, is just a short drive away, providing endless opportunities for leisure and lifestyle.

This property is ideally suited for those looking for a well-proportioned bungalow in a peaceful setting with the flexibility to create a home tailored to their needs. With its combination of space, privacy, practicality and coastal convenience, it represents a must-see opportunity.

Council Tax Band

D - Torridge District Council



Floor area 125.11 sq.m.
(1346.67 sq.ft.)

Total floor area: 125.11 sq.m. (1346.67 sq.ft.)

This floor plan is for illustrative purpose 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, 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 3 will be found at the far end of the first left hand turning.

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

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