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Changing Lifestyles

1 Orchard Rise
Bideford
Devon
EX39 2RB

Asking Price: £415,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Orchard Rise, Bideford, Devon, EX39 2RB

A SPACIOUS DETACHED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 4 Bedrooms (1 En-suite)
- Spacious Living Room with wood burning stove & bay window
- Well-equipped Kitchen & separate Utility Room
 - Dining Room opening directly onto the rear garden
- Fully enclosed rear garden
- Driveway parking & converted garage into a versatile office room
- Premier Bideford location, close to Victoria Park & just around the corner from St Mary's Infant School



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Overview

Situated in one of Bideford's premier locations, just a short stroll from the much-loved Victoria Park and only around the corner from the highly regarded St Mary's Infant School, this 4 Bedroom detached house offers an outstanding opportunity for families and would equally suit couples looking for space and comfort in a sought after setting.

The property benefits from driveway parking, while the original garage has been thoughtfully converted to provide additional accommodation, currently arranged as a versatile office room – perfect for those working from home.

The heart of the home is the spacious Living Room, which feels wonderfully open and welcoming. A striking wood burning stove creates a cosy focal point, while the large bay window floods the room with light and enjoys a delightful outlook over the patch of woodland opposite. The well-equipped Kitchen provides everything needed for modern family life, complemented by a separate Utility Room for convenience. A dedicated Dining Room opens directly to the rear garden, creating a seamless flow between indoor and outdoor living.

The rear garden itself is a real highlight – fully enclosed and designed for both relaxation and play. A large patio makes the ideal spot for family gatherings, barbecues or even outdoor exercise, while the lawn offers plenty of space for children to play. A raised, secluded patio area, complete with ornamental trees, provides a private retreat where you can unwind beneath the leafy canopy. To the side of the house, a covered open shed area adds excellent storage potential or could easily be adapted as an outdoor gym space.

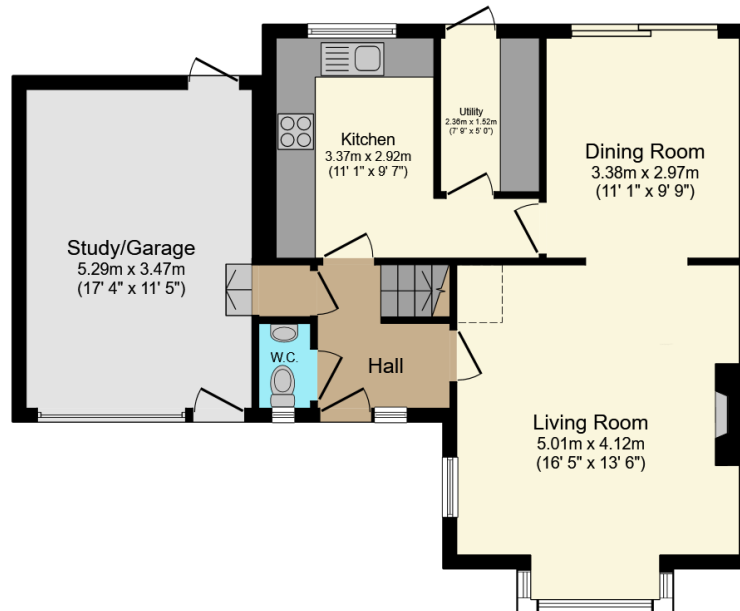
Upstairs, the Main Bedroom impresses with its generous proportions and benefits from a stylish En-suite Shower Room. The 3 further Bedrooms are all of a good size, enjoy pleasant outlooks and are served by a modern Family Bathroom.

As mentioned, the converted garage is a particularly useful feature, adding to the already generous accommodation and enhancing the property's versatility.

Homes in this well-established development are rarely available, and with the added advantage of no onward chain, this property represents an excellent opportunity to secure a family home in a highly desirable part of Bideford. A viewing is highly recommended to fully appreciate both the house and its superb surroundings.

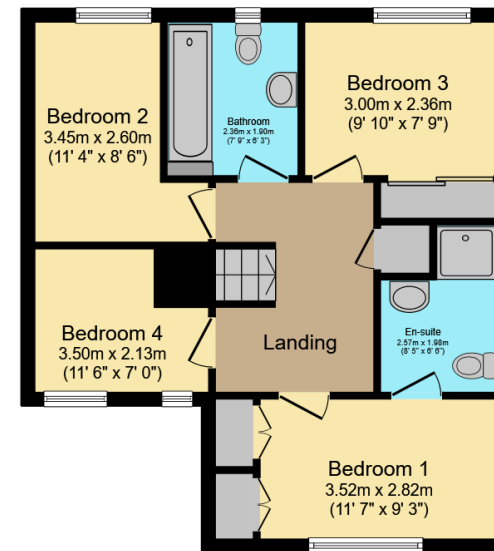
Council Tax Band

E - Torridge District Council



Ground Floor

Floor area 70.3 sq.m. (757 sq.ft.)



First Floor

Floor area 50.2 sq.m. (540 sq.ft.)

Total floor area: 120.5 sq.m. (1,297 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 along Kingsley Road taking the first right hand turning onto Park Lane. At the junction with Chanters Road, turn right and pass St Marys Primary School on your left hand side. Take the next left hand turning into Orchard Rise. Number 1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

