



Bond
Oxborough
Phillips

Changing Lifestyles

Tamerton
Torrington Lane
Bideford
Devon
EX39 4BN

Asking Price: £215,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Tamerton, Torrington Lane, Bideford, Devon, EX39 4BN

A SPACIOUS FAMILY HOME WITH A LARGE GARAGE & OFF-ROAD PARKING



- 3 Bedrooms

- 2 generous Reception Rooms
- Stylish & contemporary Kitchen
- Downstairs Cloakroom and upstairs Bathroom
- Enclosed courtyard garden with gated access
- Large Garage & additional off-road parking
- Near Bideford Town Centre & close to the Tarka Trail
- No onward chain
- Ideal family or first time home



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This is an excellent opportunity to acquire a solid and generously proportioned 3 Bedroom family home ideally situated within easy reach of Bideford Town Centre, the Tarka Trail and the historic hillfort. Offering both comfort and convenience, this charming period property, built in 1912 and retaining some original features, enjoys a courtyard garden and the rare benefit of off-road parking, thanks to a spacious garage.

At the front, the house is nicely screened by a mature hedge that enhances its privacy, with a pleasant lawned garden adding to its kerb appeal. Stepping inside, the Entrance Porch welcomes you with attractive original tiling, setting the tone for the character found throughout.

The Living Room provides a wonderfully relaxing space, featuring a large bay window with a window seat overlooking the garden - the perfect spot to unwind. The separate Dining Room offers ample space for family meals or could easily serve as a second reception room, depending on your needs. The Kitchen is both stylish and contemporary, fitted with a built-in oven and hob, with space for white goods and an American-style fridge / freezer. The existing white goods may be available for sale by separate negotiation. A ground floor Cloakroom adds extra convenience and a useful cupboard houses a recently installed gas fired boiler.

Outside, the fully enclosed courtyard garden provides a low-maintenance space to relax or entertain, with gated access to the front. A door leads directly to the impressive garage, which could be used for parking or as a workshop. There is also space to park a car in front of the garage, and subject to planning, there may even be potential to create additional parking at the front of the property.

Upstairs, there are 3 generously sized Bedrooms, with the main bedroom being particularly spacious and featuring its own bay window. The Bathroom includes a 3-piece suite and a large window that fills the space with natural light.

This well-presented home benefits from a new roof installed in 2017, offering added peace of mind, and is available for sale with no onward chain. With its blend of character, space and practicality, this property would make a superb family home or first time buy, and viewing is highly recommended.

Council Tax Band

B - Torridge District Council



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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](#)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the mini roundabout continue straight onto Torrington Lane. Proceed up the hill to where Tamerton will be located on your right hand side.

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