



Bond
Oxborough
Phillips

Changing Lifestyles

15 Abbots Drive
Bideford
Devon
EX39 4DB

Asking Price: £215,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

15 Abbots Drive, Bideford, Devon, EX39 4DB

A SPACIOUS TERRACED HOUSE THAT WILL MAKE A GREAT FAMILY HOME



- 3 Bedrooms

- Bright Living Room & separate Dining Room
- Fitted Kitchen & Conservatory overlooking the enclosed rear garden
 - Modern Shower Room
- Gas central heating & UPVC double glazing
 - Low-maintenance gardens
- Popular residential location with nearby bus services & amenities
- Ideal for first-time buyers or growing families



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Situated in a popular residential area within easy reach of regular bus services and a range of local amenities, this delightful 3 Bedroom family home offers a fantastic opportunity for first time buyers or growing families seeking comfort, space and convenience.

Inside, the property features a welcoming Living Room filled with natural light, leading through to a separate Dining Room and a Kitchen with ample worktop space and room for appliances. The Dining Room opens to a bright Conservatory - ideal as a playroom or a cosy relaxation spot overlooking the garden. Upstairs, the home boasts 3 well-proportioned Bedrooms and a modern Shower Room, making it perfect for everyday family living.

Outside, the front garden is fully enclosed with steps leading to the main entrance. The rear garden is also fully enclosed and designed for low-maintenance, offering privacy and a pleasant space for outdoor dining or children's play, featuring a level lawn with a convenient rear access gate.

The property benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and efficiency all year round. With its inviting layout, practical features and peaceful setting, this lovely home is sure to appeal to anyone looking to step onto the property ladder or find a great family home in a well-connected location.

Council Tax Band

B - Torridge District Council



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		87 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 to the top of the hill and take the second exit at the roundabout. Turn immediately left onto Alverdiscott Road. Take the first right hand turning onto Cliveden Road. Abbots Drive will be found the first turning on your left hand side and number 15 will be situated a short distance on your left hand side clearly displaying a numberplate.

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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