



Bond
Oxborough
Phillips

Changing Lifestyles

14 Orchard Rise
Bideford
Devon
EX39 2RB

Guide Price: £385,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

14 Orchard Rise, Bideford, Devon, EX39 2RB

AN IMMACULATE DETACHED FAMILY HOME



- 4 Bedrooms (1 En-suite)
- Occupying a tucked away residential position within walking distance of Bideford Town
 - Spacious Living Room with bay window
 - Dining Room opening into a bright, modern Conservatory
 - Contemporary white gloss Kitchen
- South-facing, level & well-maintained rear garden
- Driveway parking & Integral Garage with electric door & garden access



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Occupying a tucked away residential position within comfortable walking distance of Bideford Town Centre, this immaculately presented 4 Bedroom detached family home offers spacious, well-planned accommodation with a garage, driveway parking and a south-facing rear garden.

The accommodation is entered via a welcoming Entrance Hall with stairs to the first floor, doors to all principal rooms and a ground floor Cloakroom fitted with a WC and wash hand basin. The Living Room is a generous and inviting space with a UPVC double glazed bay window. An archway opens into the Dining Room, which, in turn leads through bi-folding doors into the Conservatory, creating a natural flow for modern family living.

The Conservatory provides a bright and versatile additional reception space overlooking the rear garden.

The Kitchen was re-fitted in 2021 and features contemporary white gloss units with contrasting granite worktops. Integrated appliances include a fridge, freezer and dishwasher, alongside a cooking range and a stainless steel sink and drainer. A door provides access to the Integral Garage with space for a washing machine and direct access to the rear garden.

To the first floor are 4 Bedrooms and a Family Bathroom. Bedrooms 1, 2 and 3 are all doubles, with the principal bedroom benefiting from built-in wardrobes and a modern En-suite Shower Room and bedroom 2 also benefiting from a built-in wardrobe. The family bathroom is fitted with a white 3-piece suite comprising a WC, wash hand basin and panelled bath with shower over.

Further improvements include solid oak internal doors throughout, a recently installed (August 2025) conservatory, new front and rear doors and an electric garage door fitted in February 2021. The loft is boarded and fitted with ladder and lighting.

Outside, the south-facing rear garden is level, enclosed and well-maintained, with a side shed providing additional storage. To the front, driveway parking leads to the Integral Garage.

The property is well-positioned for a local primary school, park and playing fields, and is within easy walking distance of Bideford's quayside, town centre and amenities.

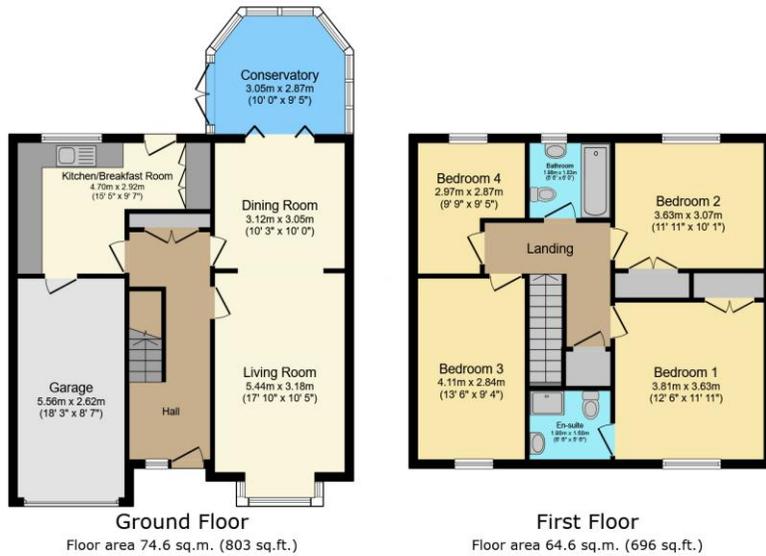
Council Tax Band

E - Torridge District Council



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Total floor area: 139.2 sq.m. (1,499 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Directions

From Bideford Quay, proceed towards Northam passing the Kingsley Statue on your right hand side. Take the next right hand turning onto Park Lane. At the junction, turn right onto Chanters Road. Passing the Primary School on your left hand side, take the next left hand turning into Orchard Rise. Follow the approach road into the development bearing left to where number 14 will be situated towards the far left hand corner of the cul-de-sac.

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.

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