



Bond
Oxborough
Phillips

Changing Lifestyles

19 Hillcrest Road
Bideford
Devon
EX39 4DQ

Asking Price: £260,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

19 Hillcrest Road, Bideford, Devon, EX39 4DQ



A WELL-PRESENTED HOME ENJOYING FAR-REACHING VIEWS

- 3 Bedrooms
- Bright & spacious Lounge
- Kitchen / Diner spanning the width of the property with double doors opening directly onto the rear garden
- Upstairs Bathroom
- Attractive outlooks across the town towards the surrounding countryside while backing directly onto open fields
- South-facing rear garden providing an ideal space for entertaining or enjoying the open outlook
 - Particularly long driveway & Single Garage
- Conveniently located for access to local schools, shops & transport links



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Occupying an elevated position within a popular residential area of Bideford, 19 Hillcrest Road is a well-presented 3 Bedroom semi-detached home enjoying far-reaching views to both the front and rear, generous driveway parking and a single garage.

Thanks to the street's elevated setting, the property benefits from attractive outlooks across the town towards the surrounding countryside, while to the rear it backs directly onto open fields, ensuring a wonderful sense of space and privacy rarely found so close to everyday amenities.

The accommodation is well-balanced and thoughtfully arranged. An Entrance Porch leads into a bright and spacious Lounge measuring approximately 14', offering ample room for comfortable seating and a welcoming space to relax. To the rear, the Kitchen / Diner spans the width of the property and provides a sociable and practical layout, with modern units, generous worktop space and room for family dining. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Upstairs, the first floor landing gives access to 3 Bedrooms, comprising 2 comfortable doubles and a single bedroom ideal as a child's room, home office or nursery. The 2 front bedrooms take full advantage of the elevated position with distant views across Bideford and beyond, while the rear bedroom enjoys uninterrupted countryside vistas over adjoining fields. A Bathroom completes the first floor accommodation.

Outside, the south-facing rear garden is predominantly laid to lawn with a patio seating area, providing an ideal space for entertaining or enjoying the open outlook. The property also benefits from a particularly long driveway, comfortably accommodating multiple vehicles, in addition to a Single Garage with up-and-over door.

Conveniently located for access to local schools, shops and transport links, this appealing home combines generous parking, excellent views and practical family living, making it a superb opportunity for a wide range of buyers.

Council Tax Band

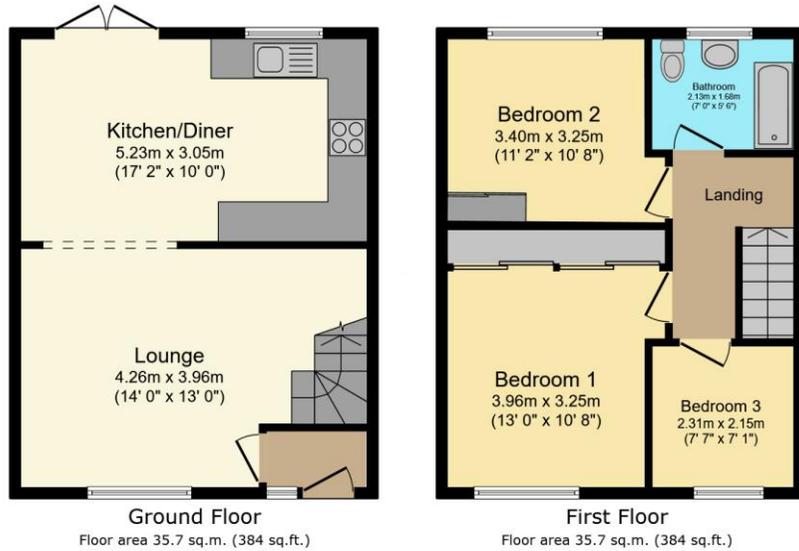
B - Torridge District Council



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Total floor area: 71.4 sq.m. (768 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed in the direction of Torrington before taking the left hand turning onto the Old Bideford Bridge. Continue straight across at the mini roundabout onto Torrington Lane and travel uphill. At the mini roundabout, at the brow of the hill, take the right hand turning onto Gammaton Road before taking the right hand turning onto Hillcrest Road. Proceed uphill following the road as it bears around to your right to where number 19 will be found on your left 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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