



Bond
Oxborough
Phillips

Changing Lifestyles

The Dell
Glen Gardens
Bideford
Devon
EX39 3PH

Asking Price: £385,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

The Dell, Glen Gardens, Bideford, Devon, EX39 3PH

A DETACHED BUNGALOW WITH A STUNNING, MATURE REAR GARDEN WITH SUMMER HOUSE & OUTBUILDING



- 2 Bedrooms

- Spacious Living Room with multi-fuel stove
- Dining Room with picture window & French doors
 - Centrally positioned Kitchen
 - Beautifully established rear garden
- Brick-paved driveway with parking for 2-3 cars
 - Garage with power, light & water
- Highly sought after Glen Gardens location
 - No onward chain



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Overview

The Dell is a very attractive and superbly positioned 2 Bedroom detached bungalow, occupying a slightly sunken and wonderfully private setting within the highly sought after Glen Gardens, close to the heart of Bideford. Properties within this established and well-regarded cul-de-sac rarely become available for sale, which speaks volumes about how much residents enjoy living here. The property is offered to the market with the distinct advantage of no onward chain, allowing for a smooth and straightforward move.

To the front of the property there is brick-paved off-road parking for 2-3 vehicles, which, in turn, leads to the Garage. Steps descend from the driveway down to the bungalow itself, enhancing the feeling of privacy and seclusion. Either side of the steps are beautifully maintained and well-established formal gardens, creating an immediate impression of care and character on approach. A side gate provides access around to the rear garden.

A double glazed front door opens into a bright and spacious L-shaped Entrance Hall which provides hatch access to the loft and access to an airing cupboard housing the gas fired combination boiler. The Living Room is a generous and light-filled rectangular space with a UPVC double glazed window to the front and an additional double glazed window to the side. A particular focal point of the room is the multi-fuel stove set within a stone chimney breast, complemented by surrounding wooden cabinetry and an attractive mantle, creating a warm and inviting atmosphere. An opening leads through to the Dining Room.

The Dining Room is a superb additional reception space, featuring a large picture window that perfectly frames the beautifully presented rear garden, allowing it to be enjoyed throughout the seasons. French doors provide direct access outside, making this an ideal room for entertaining or relaxed dining while feeling connected to the garden.

The Kitchen is centrally positioned within the bungalow and fitted with a range of eye and base level cabinets with matching drawers. There is space for a breakfast table, along with a built-in 4-ring gas hob and built-in double oven. Included within the sale are the under-counter fridge and freezer, as well as a built-in dishwasher and washing machine.

The Main Bedroom is a spacious double room overlooking the rear garden through an attractive picture window. It benefits from extensive fitted wardrobes, including wardrobes surrounding the bed and a built-in dressing table. The second Bedroom, slightly smaller in size, features a double glazed window to the front and similarly enjoys built-in wardrobes, cupboards and fitted drawers. The Bathroom is fully tiled and fitted with a panelled bath with mains shower over, a WC with dual flush and a cabinet-mounted wash hand basin.

The true standout feature of The Dell is the fully enclosed and exceptionally well-presented rear garden. Clearly the subject of many years of careful cultivation and thoughtful design, it feels private, established and beautifully maintained throughout. Immediately accessed from the dining room is a large patio area, complete with outside lighting and a tap, providing a wonderful space to sit out and relax. This leads around to a charming, crazy-paved seating area with a central ornamental pond creating an attractive focal point.

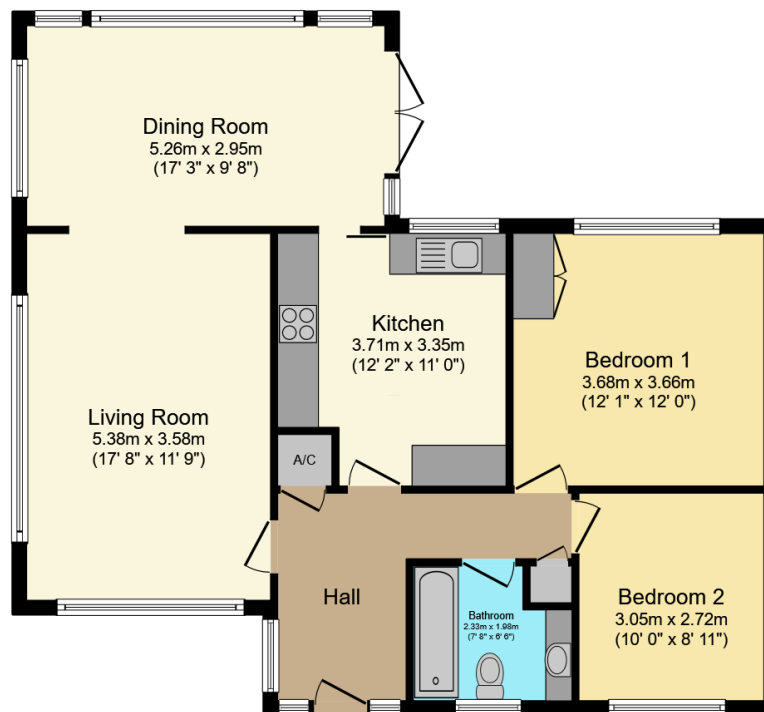
To the rear of the garden stands a substantial Outbuilding currently arranged as an occasional bedroom with an adjoining shower room. Measuring approximately 8'8 x 10'10, it benefits from power, light, built-in cupboards and a double glazed window overlooking the garden. This versatile space could serve as a hobby room, studio or guest accommodation, as required. Steps rise gently from the lower garden to a summerhouse positioned at an elevated point, offering a delightful vantage position from which to admire the planting and layout. A paved pathway continues to a further outside storage shed, and several water butts are positioned around the garden.

The planting scheme is extensive and varied, with a tremendous range of established plants, flowers and shrubs complemented by attractive ornamental trees providing colour and structure throughout the seasons. At the top of the garden, to the rear of the garage, there is a further patio area creating yet another unique viewpoint across this wonderful outdoor space. From here, there is access to the rear of the Garage, which measures approximately 17'3 x 8'5 and benefits from power, light and water connections.

The Dell is, therefore, a rare opportunity to acquire a detached bungalow in one of Bideford's most desirable residential settings, combining privacy, parking, versatility and a truly exceptional garden.

Council Tax Band

C - Torridge District Council



Floor Plan

Floor area 84.8 sq.m. (912 sq.ft.)

Total floor area: 84.8 sq.m. (912 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





The Dell, Glen Gardens, Bideford, Devon, EX39 3PH



Changing Lifestyles

01237 479 999
bideford@boproperty.com

The Dell, Glen Gardens, Bideford, Devon, EX39 3PH



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 passing Morrisons Supermarket on your right hand side. Continue on this road passing the right hand turning onto Chanters Road and take the next right hand turning, opposite Rydon Garage, into Glen Gardens. Continue a short distance up the road to where "The Dell" will be situated 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 and 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 available 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.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

We are here to help you find and buy your new home...

5 Bridgeland Street
Bideford
Devon
EX39 2PS
Tel: 01237 479 999
Email: bideford@boproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

