



Bond  
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*Changing Lifestyles*

27 Rogers Crescent  
Bideford  
Devon  
EX39 4FT

**Asking Price: £379,995 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**

27 Rogers Crescent, Bideford, Devon, EX39 4FT

A DETACHED HOME OCCUPYING A CORNER PLOT WITH DRIVEWAY, GARAGE & CONSERVATORY



- 4 Bedrooms (2 En-suite)
- Lounge with double doors opening to the garden patio
- Separate Dining Room leading to the Conservatory
- Kitchen positioned to the front of the property
  - Ground floor Study & Cloakroom
  - Driveway parking & Single Garage
- Enclosed walled garden suitable for children & pets
- First time on the market since construction



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## Overview

Occupying an enviable corner position within a well established residential development in East-the-Water, 27 Rogers Crescent is a spacious 4 Bedroom detached home offered to the market for the very first time since its construction. With driveway parking, a single garage and a thoughtfully added conservatory, this is a superb family home with generous and versatile living space, further enhanced by modern energy-efficient upgrades including owned solar panels with battery storage (approximately 4kW capacity) which generate an income, together with an OHME Pro electric vehicle charger.

The ground floor accommodation is well-arranged for modern living. A welcoming Entrance Hall gives access to a bright and comfortable Lounge - ideal for relaxing evenings, with double doors opening to the garden patio. A separate Dining Room, creating a sociable flow between the principal reception areas, leads to the Conservatory (added by the current owners) providing valuable additional living space and enjoying a pleasant outlook over the garden.

The Kitchen is positioned to the front of the property and offers ample cupboard and worktop space, with room for everyday dining. A useful ground floor Cloakroom and a separate Study complete the ground floor layout, the latter being ideal for those working from home.

Upstairs, the property continues to impress with 4 well-proportioned Bedrooms. The principal bedroom benefits from its own En-suite Shower Room, while a second bedroom also enjoys En-suite facilities – perfect for guests or older children. Two further bedrooms are served by a Family Bathroom, making the layout particularly well-suited to growing families.

Externally, the property enjoys a walled garden providing a safe and private outdoor space - ideal for children and pets. The corner plot enhances the sense of space, while the driveway offers off-road parking and leads to the Single Garage.

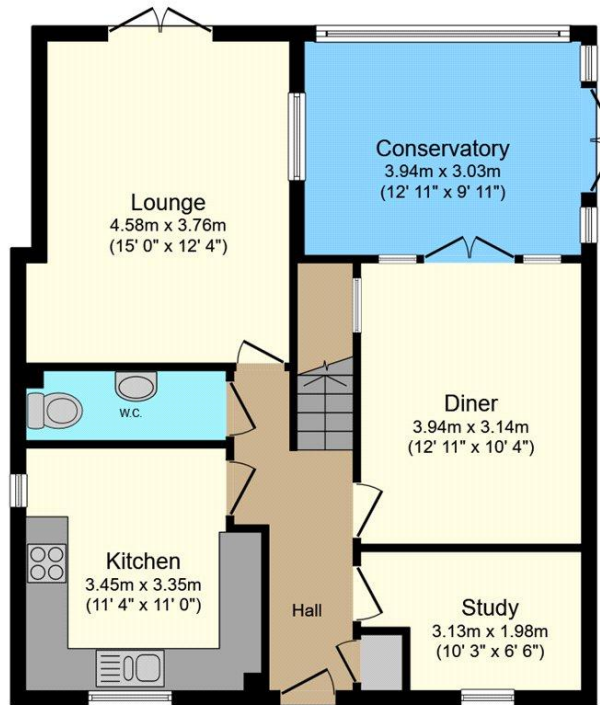
Connected to mains gas, electricity, water and drainage, and conveniently located for local schools, shops and amenities within East-the-Water and Bideford beyond, this substantial detached home represents a rare opportunity to purchase a long-held family property in a sought after residential setting, with the added benefit of renewable energy features and EV charging already in place.

### Agents Note

We are advised by the vendors that there is a Maintenance Charge of £171.00 per annum payable for future management of the estate and maintenance of areas of open space.

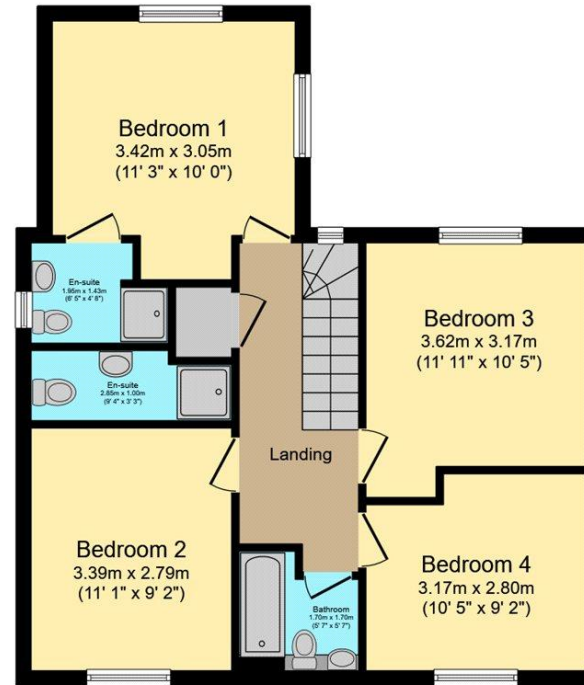
### Council Tax Band

D - Torridge District Council



Ground Floor

Floor area 71.9 sq.m. (774 sq.ft.)



First Floor

Floor area 58.8 sq.m. (633 sq.ft.)

Total floor area: 130.7 sq.m. (1,407 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](http://www.Propertybox.io)





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## Area Information

East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's capital, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

## Directions

From Bideford Quay, cross the Long Bridge and take the first exit at the mini roundabout towards Barnstaple. Continue past Tamar Trading before taking the next right hand turning onto Manteo Way. Take the second left hand turning into Watkins Way, then turn right into Rogers Crescent to where the property can be found on your left hand side toward the end of the crescent, on the corner.

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.

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

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### 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  
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for a free conveyancing quote and  
mortgage advice.

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

