



Bond
Oxborough
Phillips

Changing Lifestyles

8 Shepherds Meadow
Abbotsham
Bideford
Devon
EX39 5BP

Asking Price: £417,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

8 Shepherds Meadow, Abbotsham, Bideford, Devon, EX39 5BP

A BEAUTIFULLY PRESENTED DETACHED BUNGALOW ON A GENEROUS PLOT WITH EXTENSIVE PARKING



- 3 Bedrooms

- Bright Lounge / Diner with wood burning stove & large picture window
 - Attractive Kitchen / Breakfast Room
- Contemporary Bathroom with bath & separate shower enclosure
 - Extensive driveway parking, Carport & Attached Garage
- Private rear garden with patio, greenhouse & established planting
 - Generous plot within a spacious 1970's development



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Overview

Situated close to the heart of the highly sought after village of Abbotsham and within a short walk of the hugely popular Thatched Inn, the well-regarded St Helen's Primary School and the parish church, this is an exciting opportunity to acquire a beautifully presented 3 Bedroom detached bungalow occupying a particularly generous plot within a spacious 1970's development where properties benefit from wide roads and an open feel rarely found in more modern schemes. The property enjoys excellent kerb appeal, being set behind a large front lawn with a substantial driveway to the side providing plentiful off-road parking for numerous vehicles - ideal for those with multiple cars, visiting family, or anyone requiring space for a motorhome or work vehicles. A gate leads to a useful Carport and, in turn, to the Attached Garage measuring approximately 19'10 by 9'7, creating a superb overall parking and storage arrangement that will appeal equally to enthusiasts, tradespeople or simply buyers seeking practicality.

Entering the home, a welcoming and spacious Entrance Hall provides an immediate sense of light and space, with a built-in storage cupboard and access to a fully boarded loft with lighting, offering excellent additional storage potential. The Kitchen / Breakfast Room is an attractive and well-appointed space fitted with a range of units complemented by solid wooden work surfaces incorporating a built-in double oven and induction hob with extractor over, together with space and plumbing for a washing machine and fridge / freezer. A large breakfast bar creates a sociable focal point - perfect for informal dining, morning coffee or entertaining.

The Lounge / Diner forms the true hub of the home and is an impressive, bright and versatile room with multiple windows allowing for excellent natural light, including a large picture window overlooking the front lawn. The generous proportions allow for a variety of seating and dining arrangements, while a striking fireplace housing a wood burning stove provides both a cosy focal point and year-round appeal.

All 3 Bedrooms are well-proportioned doubles, with the principal bedroom enjoying views over the rear garden, the second bedroom benefiting from fitted wardrobes running the length of the room, and the third bedroom, again, overlooking the garden, making the layout flexible for family living, guests or home working. The Bathroom is beautifully presented in a contemporary style, featuring a modern corner shower, bath with central taps, a WC and pedestal wash hand basin.

To the rear, the property continues to impress with a lovely level lawned garden enjoying a good degree of privacy and a pleasant open outlook complemented by a patio seating area - ideal for outdoor dining and relaxation. Established trees and shrubs provide colour and interest throughout the seasons, while a useful storage shed and greenhouse add practicality. An attractive original stone wall provides a charming backdrop and sense of character.

Overall, this is a particularly appealing bungalow offering generous plot size, excellent parking, versatile accommodation and a prime village location. We would highly recommend arranging a viewing to fully appreciate both the setting and the lifestyle on offer.

Agents Notes

The heating in this property is provided by an air source heat pump. There is also a wood burner in the Living Room.

Under the Estate Agents Act 1979 we hereby declare that this property belongs to a member of staff employed by Bond Oxborough Phillips.

Council Tax Band

D - Torridge District Council



Floor Plan

Floor area 121.3 sq.m. (1,306 sq.ft.)

Total floor area: 121.3 sq.m. (1,306 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





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Area Information

Abbotsham is a delightful village central to some lovely swathes of Devonshire countryside. A major bonus for walkers is the South-West Coast Path that is located close by. The more athletic buyers can enjoy a beautiful stroll to Westward Ho! or Buck Mills and Clovelly. The rugged and breathtaking Greencliffs is where a seam of very rare type of coal emerges from the earth. Bideford Black as it's called, is only found in this region and you can find pieces of it strewn along the rocks. Take some home to use as charcoal!

Abbotsham itself enjoys a good pub, a twice weekly outreach post office, primary school, church and village hall that can be used for community events. For youngsters, there's the famous fun park 'The Big Sheep', that's so popular with kids far and wide. For grownups, there's a brewery and regular farm shows. It's an ideal day out within easy walking distance for any visitors who turn up to see you in the warmer months.

It's 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.

Directions

From Bideford Quay proceed up the main High Street turning left at the top and take the first right hand turning onto Abbotsham Road. Continue for approximately 1.5 miles passing The Big Sheep on your left hand side. At the junction, continue straight across bearing right and take the first left hand turning. Take the first right hand turning to where the entrance to Shepherds Meadow will be found directly in front of you. Upon entering the cul-de-sac, follow the road to where number 8 will be situated on your right 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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Please do not hesitate to contact
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		

