

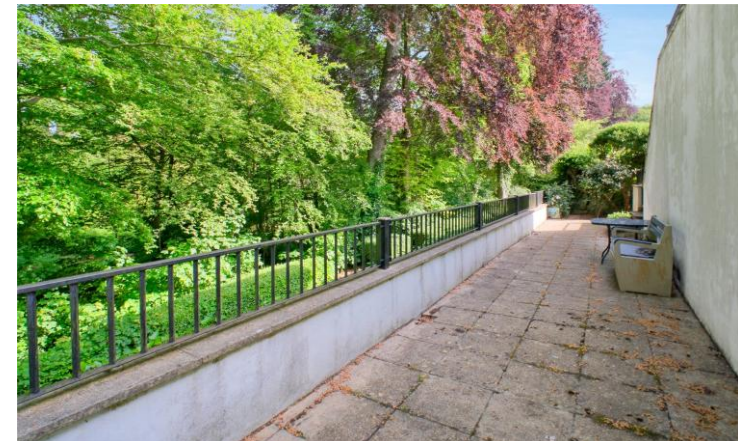


Bond
Oxborough
Phillips

Changing Lifestyles

14 College Green
Bideford
Devon
EX39 3JY

Asking Price: £375,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

14 College Green, Bideford, Devon, EX39 3JY

A SPACIOUS DETACHED HOME ENJOYING WOODLAND VIEWS



- 4 bedroom detached home arranged over three floors
- Highly desirable and rarely available cul-de-sac location
- Beautiful outlook towards woodland and Kingsley School grounds
- Spacious living room with dual aspect windows and fireplace
- Additional lower ground floor reception room with French doors to garden
- Garage with electric door, gas boiler, plumbing for white goods and overhead storage
- Off-road parking for two vehicles



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Situated within the highly select and sought after cul-de-sac of College Close, this is a rare opportunity to acquire an especially spacious 4 Bedroom detached home arranged over 3 floors and available for sale with the distinct advantage of having no onward chain. Properties in this exclusive location seldom come to the open market and often change hands privately, which speaks volumes about the desirability of the setting. Tucked away in a peaceful position yet still convenient for the town, the property enjoys tremendous kerb appeal and a wonderful outlook across neighbouring woodland and towards the grounds of Kingsley School.

Approaching the property from the front, a charming covered Entrance Porch provides a pleasant place to sit and relax in the shade, while to the side of the house, a generous parking area offers off-road parking for 2 vehicles. The Attached Garage is accessed via an electric door from the front and also internally from the entrance hallway, providing excellent practicality and convenience. The garage houses the gas fired boiler and benefits from space and plumbing for white goods together with useful overhead storage.

Stepping inside, the welcoming Hallway sets the tone for the generous proportions found throughout the home and gives access to the garage as well as a useful ground floor Cloakroom. The main Living Room is a particularly impressive space, featuring 2 large picture windows to the front and rear which allow natural light to pour through the room. The rear window enjoys an attractive outlook towards mature trees and the nearby grounds of Kingsley School, creating a wonderfully green and peaceful backdrop. A centrally positioned fireplace forms the focal point of the room and features a coal effect gas fire set on a tiled hearth with a painted wooden mantel.

Located to the rear of the property, the Kitchen also enjoys delightful woodland views to both the side and rear. It is fitted with a wide range of base level cabinets with matching drawers and wood block effect work surfaces, together with a 1.5 bowl sink and drainer with mixer tap over. There are display units with glazed fronts and a breakfast bar positioned perfectly to make the most of the pleasant outlook while enjoying a morning coffee. There is also space for an electric cooker and an integrated dishwasher,

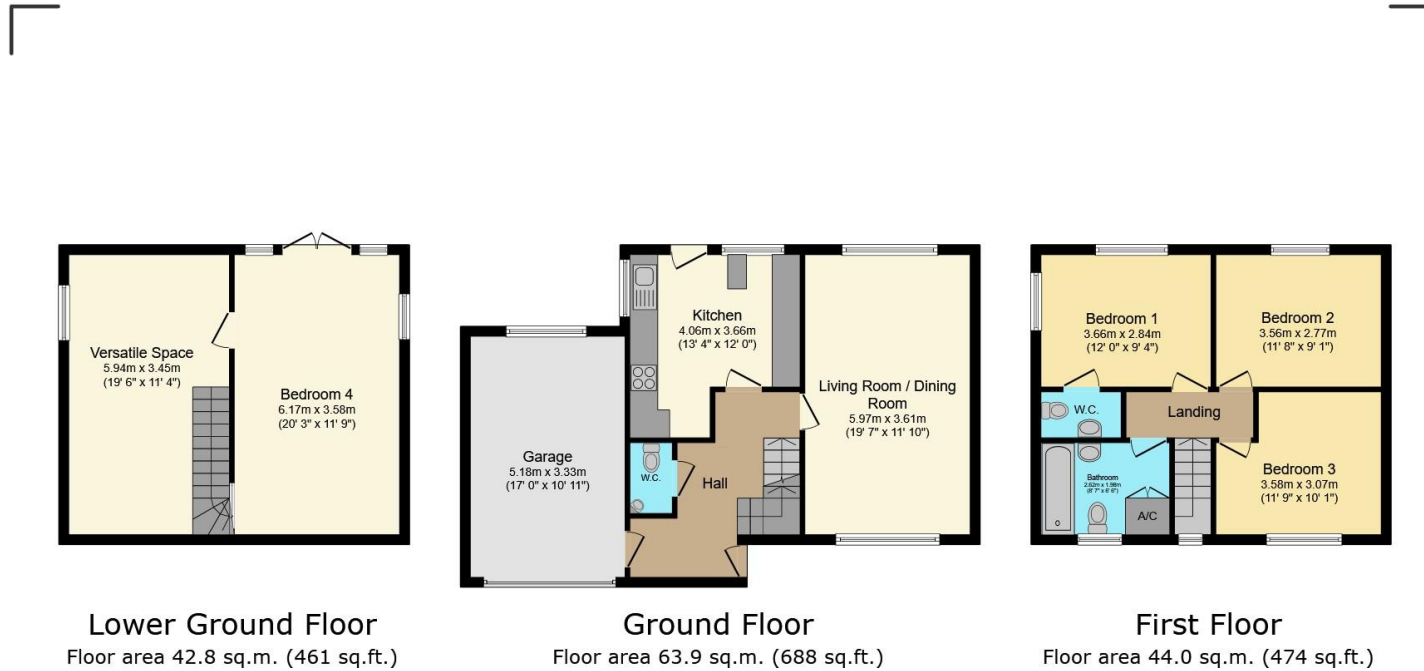
Moving to the first floor, the property offers 3 well-proportioned Bedrooms. The main bedroom is a bright, dual-aspect room which, again, takes full advantage of the leafy outlook to the rear and benefits from its own En-suite Cloakroom. The second bedroom is another good size double room overlooking the attractive woodland backdrop, while the third bedroom is positioned to the front and is of a size that could comfortably accommodate a double bed if required. Serving this level is a modern Shower Room fitted with a large walk-in double shower enclosure, a WC and wash basin, complemented by a mirror-fronted cabinet and a useful airing cupboard housing a radiator.

A particularly impressive feature of the property is the lower ground floor level, which provides an additional spacious Living Room / fourth bedroom, equal in size to the main reception room above. Finished with wood laminate flooring and centred around a fireplace set within the chimney breast, this versatile space offers a fantastic additional reception area. French doors open directly onto the rear garden, allowing the outside space to blend effortlessly with the interior. From here a further door leads through to a large additional room which, while having limited natural light, would make an excellent cinema room, hobby room, games room or home office. This room is comfortably finished with fitted carpet and a radiator, making it a very usable and adaptable part of the home.

To the rear, the garden is an impressive paved area arranged across several levels, with steps linking the terraces and decorative railings providing both character and safety. From here there are lovely views across the woodland beyond, allowing residents to enjoy a peaceful natural backdrop and the calming sounds of nature. To either side of the house are additional wild garden areas which could be further cultivated or landscaped to suit personal taste, while the generous parking area to the side provides ample space for vehicles.

Overall, this is a truly distinctive home offering generous and flexible accommodation in one of the area's most desirable and rarely available locations. Recently redecorated throughout and with new carpets fitted, the property is ready to move straight into and would suit a wide variety of buyers seeking space, individuality and a peaceful setting.

Council Tax Band
E - Torridge District Council



Total floor area: 150.7 sq.m. (1,622 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





14 College Green, Bideford, Devon, EX39 3JY



Changing Lifestyles

01237 479 999
bideford@boproperty.com

14 College Green, Bideford, Devon, EX39 3JY



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 Bridgeland Street passing our Office on your right hand side. Follow the road as it bears right onto North Road and at the junction continue straight onto Lime Grove. Continue through Lime Grove bearing left onto Belvoir Road to where College Green will be found the first turning on your right hand side. Number 14 will be found towards the end of the cul-de-sac on your right 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@bopproperty.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		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

