



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Gate Field Road  
Bideford  
Devon  
EX39 3QX

**Asking Price: £315,000 Freehold**



Changing Lifestyles

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

2 Gate Field Road, Bideford, Devon, EX39 3QX



A WELL-PRESENTED DETACHED HOME WITH GARAGE, PARKING & ENCLOSED GARDEN

- 3 Bedrooms

- Spacious Living Room with dual-fuel wood burner
- Kitchen / Dining Room with garden access
  - Garage with power & light
  - Driveway parking for 2 vehicles
    - No onward chain
- Regular bus service & abundance of green spaces nearby



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## Changing Lifestyles

Situated on the ever-popular Londonderry Farm Estate, within easy reach of Bideford Town Centre, this is an excellent opportunity to acquire a well-presented 3 Bedroom detached home offering comfortable and versatile accommodation, ideal for a range of buyers including first time purchasers, families and those seeking a more manageable yet spacious home in a convenient setting. The property enjoys an attractive frontage, with neatly maintained lawned gardens to both the front and side, bordered by a variety of mature hedging which provides a smart and decorative outlook, while a tarmac driveway to the front offers off-road parking for 2 vehicles and leads to the Attached Garage.

Stepping inside, the Entrance Hall creates a welcoming first impression and provides access to a useful ground floor Cloakroom fitted with a WC and wash hand basin. The Living Room is a particularly appealing space, light and spacious in nature, with a charming focal point in the form of a dual-fuel wood burner set upon a tiled hearth. To the rear of the property is the Kitchen / Dining Room, thoughtfully positioned to take advantage of the garden outlook, with both a window and a double glazed door opening out to the rear garden. The dining area provides ample space for a table and chairs, making it an ideal setting for both everyday living and entertaining. Moving to the first floor, the property offers 3 Bedrooms, with the 2 principal rooms both enjoying pleasant elevated views. The third bedroom, whilst smaller, is a useful and versatile space with a double glazed window and bulkhead storage. The Shower Room has been fitted in a contemporary style, comprising a large double shower enclosure with both rainfall and handheld attachments, a cabinet mounted wash basin and a concealed cistern WC, creating a clean and modern finish.

Externally, the fully enclosed, south-facing rear garden is a particular highlight of the property, offering a safe and private environment ideal for both relaxation and entertaining. The garden is enclosed by a combination of fencing and walling, with a gate providing pedestrian side access to the front. It features a generous patio area, perfect for outdoor seating, alongside a level lawn and a further lower patio area, all complemented by a variety of attractive hedging and shrubs which enhance the overall setting together with enjoying many hours of sunshine. There are also 2 useful timber storage sheds, along with a door providing access into the rear of the garage. The Garage, itself, is a highly practical addition, measuring approximately 16'8 x 8'4, and is accessed both from the front via the driveway and from the rear garden via a convenient pedestrian door.

Offered to the market with the distinct advantage of having no onward chain, this property represents a fantastic opportunity to secure a home within a well-established and highly regarded residential development, notable for its lack of any estate maintenance charges.

Londonderry Farm is particularly popular due to its accessibility, regular bus services and abundance of nearby green spaces, making it equally appealing to families, downsizers and retirees alike.

### Council Tax Band

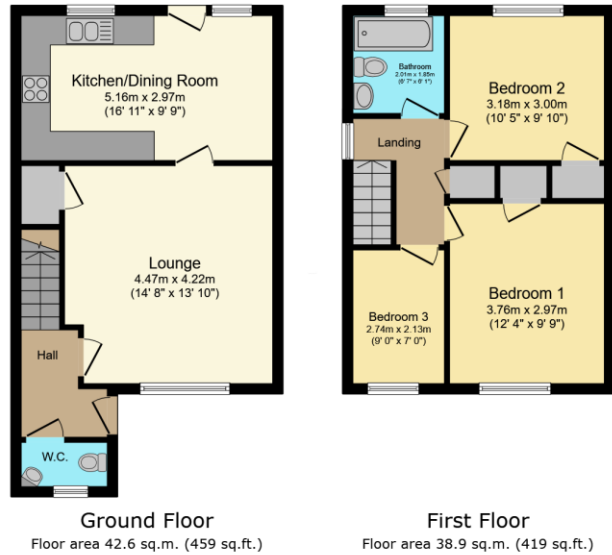
C - Torridge District Council



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Total floor area: 81.5 sq.m. (877 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		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed up the main High Street turning left at the very top. Take the first right hand turning onto Abbotsham Road. Stay on this road passing through the traffic lights and passing Bideford College on your left hand side. After approximately a quarter of a mile, take the right hand turning onto Lane Field Road. Proceed into the development taking the right hand turning onto Gate Field Road to where the property is located as the first property immediately 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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