



Bond
Oxborough
Phillips

Changing Lifestyles

14 Park Avenue
Bideford
Devon
EX39 2QH

Asking Price: £160,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

14 Park Avenue, Bideford, Devon, EX39 2QH

A SPACIOUS GROUND FLOOR FLAT ENJOYING A PRIME LOCATION NEAR VICTORIA PARK



- Well-proportioned Bedroom with garden access
- Bay-fronted Living Room with views towards Victoria Park
- Impressive 23' 10 Kitchen / Diner with French doors to the garden
 - Private, west-facing rear garden
- Occupying a level walk to Bideford Town Centre & the Quay



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What a truly special and highly sought after location this property occupies. Park Avenue is a charming, leafy lane situated within a very short and level walk of the heart of Bideford, the historic quay, a well-regarded primary school and, of course, Victoria Park itself. The property enjoys delightful views across the park from the bay window of the principal reception room, creating a wonderful connection with the surrounding greenery, while plentiful permit parking is available to the front for added convenience.

This is a rare opportunity to acquire the ground floor flat of an attractive period property, offering well-proportioned accommodation combined with direct access to a private rear garden. The flat is accessed via a Communal Entrance Hall and immediately presents a comfortable and practical layout suited to both owner occupiers and investors alike, with a rental estimate of approximately £700 per calendar month.

The Living Room is positioned to the front of the property and features a bay window that frames a pleasant outlook across the front garden and towards Victoria Park beyond, allowing for excellent natural light and an appealing sense of space. The Bedroom is centrally located and benefits from a UPVC double glazed door providing direct access out to the rear garden, enhancing the indoor-outdoor flow.

A centrally positioned Shower Room is fitted with a shower cubicle, dual flush WC and pedestal wash basin, serving the property efficiently. Undoubtedly, the standout feature of the flat is the impressive Kitchen / Dining Room, extending to approximately 23'10 in length. This generous space is fitted with an extensive range of units and incorporates a built-in 4-ring hob with extractor over and a built-in oven, and benefits from multiple windows allowing for an abundance of natural light. There is ample space for dining and entertaining, while French doors open directly onto the rear garden, making this a superb sociable hub of the home.

The rear garden enjoys a west-facing aspect, taking advantage of the afternoon and evening sun, and is designed with ease of maintenance in mind. It features a paved patio area, a stone chipping section and a useful side space ideal for additional seating or practical storage for bicycles and outdoor equipment.

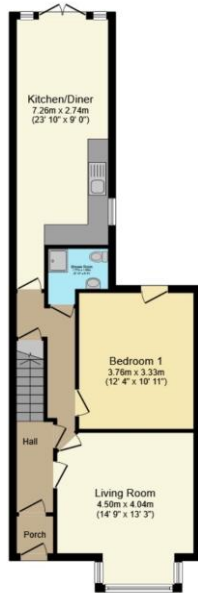
Overall, this is an excellent opportunity to acquire a characterful and well-located ground floor flat in one of Bideford's most desirable residential addresses. Whether as a first purchase, downsizing option or investment acquisition, the property offers both immediate comfort and strong long-term appeal. Early viewing is highly recommended.

Council Tax Band

A - Torridge District Council

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Floor area 63.1 sq.m. (680 sq.ft.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Directions

From Bideford Quay proceed in the direction of Northam passing the Post Office on your left hand side. Take the right hand turning immediately past the Burton at Bideford (Art Gallery) onto Park Avenue where number 14 will be clearly identified by a numberplate.