



Bond
Oxborough
Phillips

Changing Lifestyles

7 Adams Court
Bideford
Devon
EX39 3FT

Asking Price: £325,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

7 Adams Court, Bideford, Devon, EX39 3FT

A WELL-POSITIONED DETACHED HOME ON A SMALL SELECT DEVELOPMENT



- 4 Bedrooms (1 En-suite)
- Impressive, open-plan Kitchen, Diner & Lounge
 - Well-presented, versatile accommodation
- Enclosed garden with patio, hot tub & outside bar
 - Garage & driveway parking
- Excellent position within a quiet, well-kept setting
- Outstanding value for money for a detached home



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Situated in a pleasant and well-kept residential setting, and enjoying a particularly favourable position within this small and select development, this modern 4 Bedroom detached home offers spacious and highly versatile accommodation, together with excellent parking, a garage and attractive outside space designed very much with day-to-day family life and entertaining in mind. Representing excellent value for money for a detached 4 Bedroom home, this is a property that is sure to attract strong interest.

To the front of the property there are 2 driveway parking spaces, one leading directly to the Garage and the other to a front courtyard area which, in turn, provides side access to the rear garden, giving the house a practical and well-planned approach from the outset.

Stepping inside, the Entrance Hall creates a welcoming first impression and provides access to a useful ground floor Cloakroom. From here, the accommodation opens into a particularly impressive and expansive open-plan living space, incorporating the Kitchen, Diner and Lounge, creating a sociable and flexible hub to the home that will no doubt appeal to a wide range of buyers. The living area enjoys French doors with adjoining side windows opening out to the rear garden. There is also a lovely side window overlooking the well-planted side garden. Practicality has also been carefully considered, with a useful understairs storage cupboard providing convenient everyday storage. The kitchen area is modern and contemporary in style, being well-equipped with a range of high-gloss base level cabinets and matching drawers, complemented by slate-style work surfaces and matching splashbacks. There is a 1.5 bowl sink and drainer with mixer tap over, together with a built-in double oven, built-in fridge / freezer, built-in 4-ring ceramic hob with extractor hood over and a built-in dishwasher, all combining to create a smart and functional working kitchen suited to both everyday use and entertaining alike.

To the first floor, there are 4 Bedrooms. The landing has hatch access with a drop-down ladder leading to a partially boarded loft space, which provides useful additional storage. The main bedroom benefits from its own En-suite Shower Room. The second bedroom is another good-size room. The third bedroom is also an attractive and comfortable space, whilst the fourth bedroom would make an ideal nursery, home office or single bedroom. The Family Bathroom is centrally positioned and fitted with a panelled bath with shower over, a WC and pedestal wash hand basin.

Outside, the property continues to impress. To the rear is a fully enclosed garden with patio area, providing a safe and private environment to enjoy. A particular feature of the outside space is the inclusion of a hot tub and a fantastic outside bar, making this a superb home for those who enjoy entertaining or simply relaxing on warm summer evenings. The garden also wraps around to the side of the property where there is a neatly planted and bedded garden area. The Garage has power and light connected and is of a very good size.

Overall, this is a well-balanced and appealing home which combines practical modern living with generous outside space, strong parking provision and excellent versatility, all set within a desirable position on a select development and offering outstanding value for money, making it worthy of an early viewing.

Council Tax Band

D - Torridge District Council





Total floor area: 110.2 sq.m. (1,186 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		94 A
81-91	B	83 B	
69-80	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 top. Continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Watch out for the speed camera. Follow the road past Caddsdwn Industrial Estate and before reaching the traffic lights, with Asda to your left, take a right into Adams Court to where the property will be found towards the far side of the development.

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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