



Bond
Oxborough
Phillips

Changing Lifestyles

15 Hyfield Place
Bideford
Devon
EX39 2DW

Asking Price: £155,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

15 Hyfield Place, Bideford, Devon, EX39 2DW

A CHARMING TERRACED HOUSE IN BIDEFORD'S OLD TOWN



- 2 Bedrooms
- Spacious, dual-aspect, open-plan Living / Dining room
 - Well-equipped Kitchen
 - Ground floor Bathroom
- Sunny, low-maintenance rear garden with views
- Quiet location close to Bideford Town Centre
 - Competitively priced
 - Ideal first time or investment buy



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Situated within the heart of Bideford's characterful old town, this charming 2 Bedroom mid-terrace home presents an excellent opportunity to acquire a competitively priced property in a tucked away yet highly convenient position. Occupying a quiet road, the house enjoys the benefit of on-street parking available to the front and on the surrounding roads on a timed basis, whilst the town centre itself is only a short stroll away, with one particularly attractive route leading down a picturesque cobbled path past St Mary's Church, adding greatly to the appeal of the setting.

Inside, the property offers surprisingly spacious and well-balanced accommodation, beginning with a superb, open-plan Living / Dining Room that creates an immediate sense of space. This is a lovely dual-aspect room, naturally light in feel, with UPVC double glazed windows to both the front and rear, and a fireplace housing a coal effect gas fire which provides an attractive focal point. A fitted breakfast bar adds to the sociable nature of the room, offering a comfortable place to sit, dine or simply relax. Leading on from here, the Kitchen is well-equipped with a range of eye and base-level units with matching drawers, together with space and plumbing for a washing machine, space for a freestanding cooker and room for a fridge / freezer. A double glazed window looks out towards the side garden area, helping to keep the room bright and pleasant.

Also on the ground floor is a 3-piece Bathroom fitted with a bath and shower over, a low level WC and pedestal wash hand basin, offering practical convenience for day-to-day living.

Outside, the property continues to impress with a sunny and low-maintenance garden area, accessed via a pathway past the side of the kitchen and steps leading up to a paved seating space. From here there are charming rooftop views stretching towards the countryside beyond, creating a really pleasant spot to sit outside and enjoy the sunshine. Just behind the kitchen there is also a very useful storage cupboard, ideal for recycling bins and general outdoor items.

To the first floor are 2 well-proportioned double Bedrooms. The front bedroom serves as the principal room and enjoys a pleasant outlook to the front, whilst the second bedroom benefits from elevated views across the rooftops towards the countryside beyond and also houses the Worcester gas fired boiler within a useful cupboard.

Altogether, this is a delightful and sensibly priced home offering character, practicality and a highly convenient location close to the centre of Bideford, and one which we would strongly recommend viewing.

Council Tax Band

A - Torridge District Council



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Total floor area: 55.4 sq.m. (596 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the main High Street taking the second left hand turning onto Grenville Street. Continue passing Bridge Street on your left hand side onto Buttgarden Street. At the junction, turn right. Take the second right hand turning into Hyfield Place to where number 15 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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