



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Harlseywood  
Bideford  
Devon  
EX39 3FB

**Asking Price: £170,000 Leasehold**



**Changing Lifestyles**

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

6 Harlseywood, Bideford, Devon, EX39 3FB

A WELL-PRESENTED MAISONETTE OFFERING SPACIOUS ACCOMMODATION



- 3 Bedrooms (1 En-suite)
- Generous dual aspect Living / Dining Room
  - Well-equipped Kitchen
  - First Floor Bathroom
- Small, low-maintenance patio area to the front
  - Allocated parking space
- UPVC double glazing & gas fired central heating
- Conveniently located within easy reach of Bideford Town Centre, Bideford College & Bideford Medical Centre



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## Changing Lifestyles

Positioned within a modern development, close to Bideford College and Bideford Medical Centre, this well-presented 3 Bedroom, 2 Bathroom maisonette offers spacious and versatile accommodation arranged over 2 floors, with the benefit of its own private entrance.

Accessed via a ground floor front door, the property immediately feels more akin to a house than an apartment, with a staircase rising to the main living accommodation. On the first floor, a generous dual aspect Living / Dining Room provides an excellent space for both relaxing and entertaining, flooded with natural light from multiple windows. The Kitchen is well-equipped with a range of fitted units, a built-in oven and hob and ample worktop space. A third Bedroom, ideal as a home office or occasional guest room, is also located on this level. The second floor hosts 2 well-proportioned double Bedrooms, both enjoying good natural light. The principal bedroom benefits from its own En-suite Shower Room, while bedroom 2 is served by a separate Bathroom fitted with a modern suite. This layout offers flexibility for a range of buyers, whether as a main residence, investment or lock-up-and-leave.

Externally, the property enjoys a small, low-maintenance patio area to the front – perfect for a couple of chairs or practical use such as bin storage. An allocated parking space is conveniently positioned near to the front door, adding to the ease of everyday living.

Further benefits include UPVC double glazing and gas fired central heating throughout.

Conveniently located within easy reach of Bideford town centre and its amenities, this property combines space, practicality and a desirable setting, making it a strong option for a wide range of purchasers.

### Agents Note

♦ E&J Estates ground rent £100 per annum ♦ Meadfleet £20.30 per month (green space) ♦ First port until 27.5.26 then the residents management company Harlseywood Bideford Six will manage block, will be £60 per month includes building insurance ♦ Lease 179 years 1 month and 15 days from 17 May 2026.

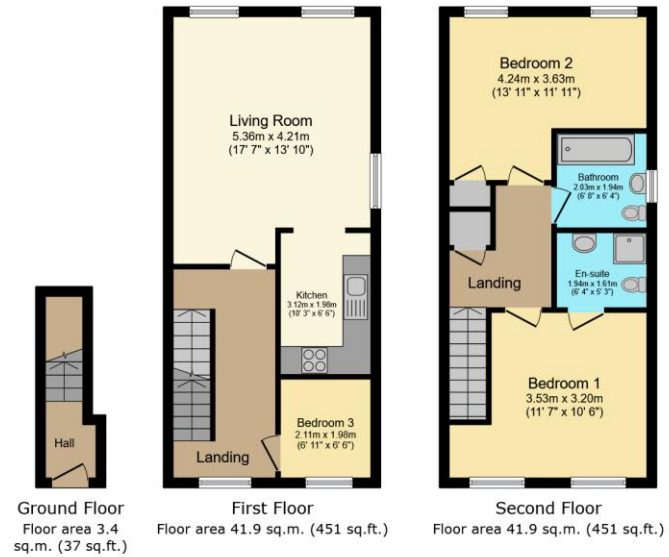
### Council Tax Band

B - Torridge District Council



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Total floor area: 87.3 sq.m. (940 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	78 C	78 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 and taking the first right hand turning onto Abbotsham Road. Continue on this road passing through the traffic lights and take the next right hand turning into Harlseywood. Number 6 is accessed from the rear of the first block on your right hand side with a numberplate displayed.

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.

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 able 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.