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Changing Lifestyles

8 Stanbridge Park
Bideford
Devon
EX39 3RS

Asking Price: £340,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

8 Stanbridge Park, Bideford, Devon, EX39 3RS

A BEAUTIFULLY POSITIONED HOME BACKING ONTO OPEN FIELDS



- 3 Bedrooms (1 En-suite)
- Spacious, open-plan Lounge / Dining Room
- Conservatory overlooking the beautifully presented rear garden
- Well-maintained garden with lawn, planted borders, a wonderful decked seating area & a Summerhouse / Workshop
- Driveway parking & Garage with mezzanine storage & potential
 - This is a beautifully presented & well-positioned home in one of the most desirable parts of the estate



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Located in the highly desirable Stanbridge Park cul-de-sac, within the ever-popular Londonderry Farm Estate, this attractive home enjoys one of the very best positions on the development. Tucked away in a quiet cul-de-sac, it backs onto open green space with a small children's play area beyond. Ideal for families, dog owners, or anyone who appreciates an open outlook, the setting is truly special and distinguishes this property from many others of a similar style.

From the front, the house has tremendous kerb appeal, enhanced by its charming mock Tudor façade and its nicely elevated position within the plot. The frontage is beautifully arranged for both practicality and appearance, with driveway parking in front of the garage for two vehicles with ease, together with a brick hardstanding turning area providing space for a further vehicle if required. A low-maintenance stone chipped garden, attractive hedging, ornamental planting and a gently sloping lawn with well-stocked borders all combine to create an impressive first impression, while a few steps rise to the front door and Entrance Porch, offering a welcoming transition into the home.

Inside, the Entrance Hall is both spacious and inviting, featuring tiled flooring, stairs rising to the first floor and a useful understairs storage cupboard. There is also access to a practical cloaks cupboard and a ground floor Cloakroom, adding to the day-to-day convenience of the layout. The main Living / Dining Room is a superb, open-plan space, beautifully proportioned and highly versatile, with a window to the front enjoying an open view down the street. There is ample room for a variety of lounge and dining arrangements, whilst a coal effect gas fire set within a marble hearth and surround creates an attractive focal point.

Sliding doors open through to the Conservatory, which is a lovely additional room and an ideal place to sit and enjoy the outlook over the beautifully presented rear garden. This well-maintained outside space features a sloping lawn, planted borders and a wonderful decked seating area that takes full advantage of the evening sun. A real feature of the garden is the impressive Summerhouse / Workshop (measuring 7'4 x 15'3) complete with power, light and UPVC double glazed windows and doors. This is currently used as a craft room but would equally make an excellent home office, studio or hobby room. Alongside this is a further shed-style storage area, ideal as a potting shed, with additional space to the side of the house and rear access into the garage.

The Garage, itself, is another notable asset (measuring 17'4 x 8'2) with a particularly high ceiling and mezzanine storage above, accessed via ladder. With a roll-up door and power and lighting connected, it is a very useful space indeed, and may also offer potential for extension over, subject to any necessary planning permissions and consents.

The Kitchen is well-equipped with a range of grey eye and base level units with matching drawers, together with a built-in oven, ceramic hob with extractor over, space and plumbing for a dishwasher, and a window overlooking the rear garden. A small breakfast bar area provides a handy spot for morning coffee, casual dining or even a workstation. An opening leads through to the Utility Room which offers further practicality with space and plumbing for a washing machine and tumble dryer, a wall mounted gas fired boiler, and a double glazed door and window opening out to the garden.

To the first floor, there are 3 Bedrooms. The principal bedroom enjoys a pleasant outlook over the rear garden and towards the field beyond, and benefits from built-in mirrored wardrobes together with its own En-suite Shower Room. The second bedroom looks out down the street and also includes built-in wardrobes, whilst the third bedroom, again, enjoys the attractive rear outlook and fitted storage. The Family Bathroom is contemporary in style and fitted with a 'P' shaped bath with shower over, a WC with dual flush and a cabinet mounted wash hand basin.

Altogether, this is a beautifully presented and well-positioned home in one of the most desirable parts of the estate, offering excellent parking, highly appealing living space, a wonderful garden and useful outbuildings, all in a location that will, no doubt, appeal to a wide range of buyers. Properties in this particular spot are always likely to attract strong interest and we would highly recommend an early viewing to fully appreciate all that is on offer here.

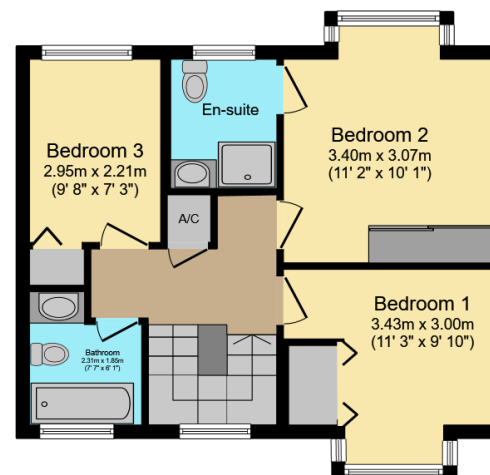
Council Tax Band

D - Torridge District Council



Ground Floor

Floor area 58.9 sq.m. (633 sq.ft.)



First Floor

Floor area 58.9 sq.m. (633 sq.ft.)

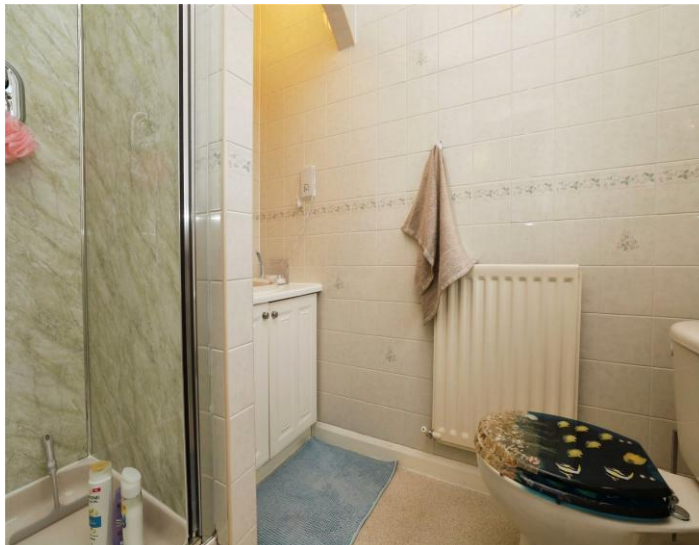
Total floor area: 117.98 sq.m. (1,270 sq.ft.)

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 inspection(s). Powered by





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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed up the High Street turning left at the very top before taking the right hand turning onto Abbotsham Road. Follow this road for approximately 1 mile before taking the right hand turning onto Lane Field Road. Proceed along the road passing the right hand turning onto Gate Field Road. Take the next right hand turning into Stanbridge Park and continue to where the property will be found straight ahead.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

