



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Fillablack Road  
Bideford  
Devon  
EX39 4AD

**Asking Price: £195,000 Freehold**



Changing Lifestyles

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

12 Fillablack Road, Bideford, Devon, EX39 4AD

## A SPACIOUS COACH HOUSE WITH GARAGE, PARKING & ENCLOSED REAR GARDEN



- 2 Bedrooms (1 En-suite)
  - Spacious open-plan Living / Dining Room
  - Well-equipped Kitchen
    - Family Bathroom
  - Garage with parking space to the front
  - Fully enclosed rear garden with gated access
- Ideally positioned for convenient access to Bideford Town Centre
- No onward chain



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.



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## Changing Lifestyles

Situated within a popular modern development on the outskirts of Bideford, this is a superb opportunity to acquire a well-presented 2 Bedroom coach house offering the rare advantage of both private garden space and no onward chain. Ideally positioned for convenient access to the nearby towns of Barnstaple, Torrington and Bude, the property would make an excellent purchase for first time buyers, investors or those seeking a low-maintenance home in a well-connected location.

The property benefits from a parking space situated directly in front of the Garage, which lies beneath the accommodation, providing useful storage or potential for a variety of practical uses. One of the most appealing and unusual features of this coach house is the fully enclosed rear garden, something rarely found with properties of this type. The garden has been thoughtfully arranged with a combination of lawn and paved areas, creating an attractive and versatile outdoor space ideal for relaxing, entertaining or enjoying a little gardening. A useful storage shed is also positioned within the garden, and gated access leads conveniently back round to the front of the property.

Access to the accommodation is via an Entrance Porch with a set of steps leading up to the first floor. The entrance porch also gives access to the garage and, in turn, the rear garden. At the top of the stairs you arrive in the main living area, which is arranged in an open-plan style and offers ample room for both comfortable lounging and dining. Windows to both the front and rear elevations allow natural light to flow through the space, creating a bright and welcoming environment. An archway leads through to the Kitchen, which is well-equipped with a range of matching wall and base units complemented by generous work surfaces, a built-in oven and hob with extractor hood over, along with space for a fridge / freezer and washing machine.

The property offers 2 Bedrooms. The second bedroom is of a reasonable size and currently benefits from fitted wardrobes, which could potentially be removed should a buyer wish to maximise the floor space further. The main bedroom is a comfortable double room with built-in double wardrobes and the added benefit of its own En-suite Shower Room, comprising a large walk-in shower, WC and wash hand basin. In addition, there is a separate Bathroom serving the remainder of the property.

Combining spacious accommodation, the advantage of a new boiler fitted last year, an en-suite, garage and parking, and the rare benefit of a private enclosed garden, this property offers an appealing package that is seldom found in coach house living. Offered to the market with no onward chain, it represents an exciting opportunity and we would highly recommend arranging a viewing to fully appreciate everything it has to offer.

### Council Tax Band

B - Torridge District Council



Changing Lifestyles

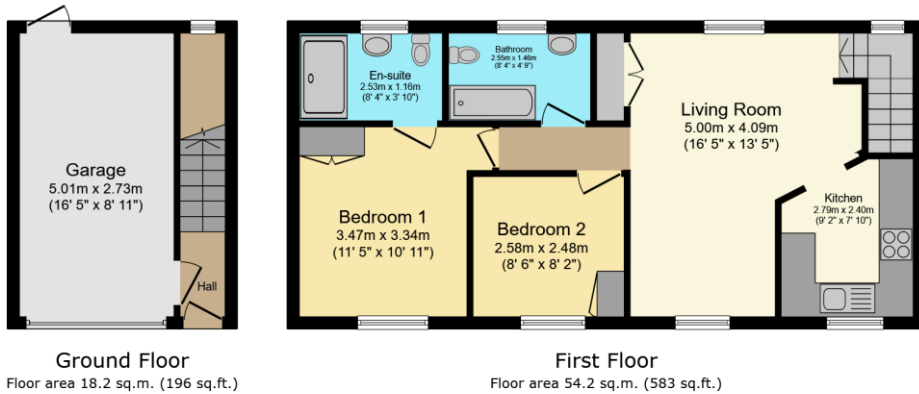
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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Total floor area: 72.4 sq.m. (779 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 www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed across the Old Bideford Bridge. At the mini roundabout, turn left onto Barnstaple Street. Take the second turning on your right onto Manteo Way and continue uphill. Take the first turning on your right into Biddiblack Way. Turn immediate left onto Fillablack Road to where number 12 will be located on your right hand side.

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.

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