



Bond
Oxborough
Phillips

Changing Lifestyles

34 Wickham Close
Bideford
Devon
EX39 4FH

Asking Price: £280,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

34 Wickham Close, Bideford, Devon, EX39 4FH

A WELL-PRESENTED SEMI-DETACHED DORMER BUNGALOW



- 3 Bedrooms (1 located on the ground floor)
- Well-equipped Kitchen positioned to the front of the property
- Spacious Lounge opening into the Conservatory
 - Ground floor Jack & Jill style Shower Room
 - First floor Bathroom
 - Driveway parking & Single Garage
- Enclosed rear garden enjoying a private & sunny outdoor space
- Tucked away at the end of a quiet cul-de-sac & conveniently situated close to local shops, schools & everyday amenities



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Tucked away at the end of a quiet cul-de-sac within a modern and sought-after development in East-the-Water, this well-presented 3 Bedroom semi-detached dormer bungalow offers spacious and versatile accommodation ideally suited to a wide range of buyers. Occupying a generous plot with a sunny enclosed rear garden, the property enjoys a flexible layout with Bedrooms and Bathrooms arranged across both floors, making it particularly appealing for those seeking adaptable living space for guests, family members or future single-level living requirements.

Upon entering, a bright and welcoming Hallway provides access to a useful storage cupboard and staircase rising to the first floor. Positioned to the front of the property, the Kitchen is well-equipped with a range of fitted units and generous worktop space, together with a built-in double oven, gas hob with extractor over and space for additional appliances. To the rear of the home, the spacious Lounge forms the heart of the property, enjoying excellent natural light and opening directly into the Conservatory via double doors. This creates a superb additional reception area overlooking the garden, ideal for relaxing or entertaining throughout the year. Also located on the ground floor is a well-proportioned double Bedroom overlooking the rear garden, served by a convenient Jack-and-Jill style Shower Room. The first floor offers 2 further Bedrooms, including an impressive Principal Bedroom extending to over 22' in length and enjoying far-reaching views across the surrounding area. A Family Bathroom completes the accommodation.

Outside, the property benefits from driveway parking leading to a Single Garage, whilst the enclosed rear garden provides a private and sunny outdoor space with excellent scope for seating, gardening and outdoor dining.

Conveniently situated close to local shops, schools and everyday amenities, whilst also being within easy reach of Bideford Town Centre and the North Devon coastline, this is a superb opportunity to acquire a spacious and adaptable home in a peaceful residential setting.

Council Tax Band

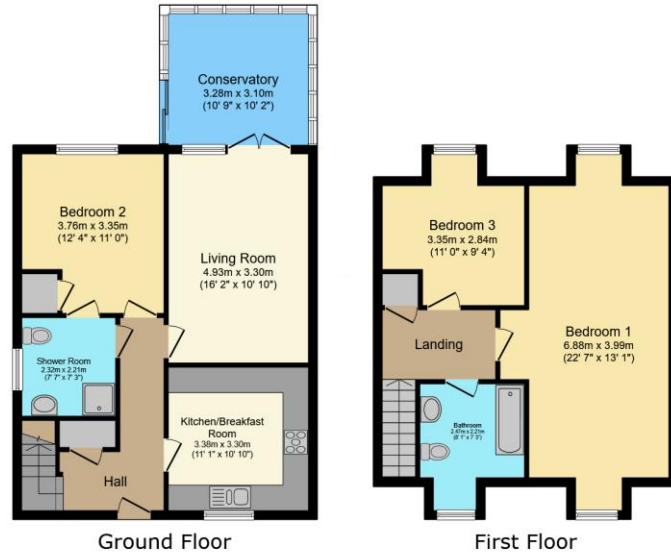
C - Torridge District Council



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Total floor area: 117.4 sq.m. (1,264 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		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight across onto Torrington Lane. At the top of the hill, upon reaching the mini roundabout, take the second exit and continue on this road for approximately 0.5 miles. Take the next left hand turning into Fulford Close. Bear right and continue along this road until you get to the end where the property will be found.

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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