



Bond
Oxborough
Phillips

Changing Lifestyles

5 Glenburnie Road
Bideford
Devon
EX39 2LW

Asking Price: £340,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

5 Glenburnie Road, Bideford, Devon, EX39 2LW

A SPACIOUS SEMI-DETACHED HOME WITH PLANNING PERMISSION FOR AN EXTENSION



- 3 Bedrooms

- Particularly inviting Living Room with log-effect gas fire & beautiful bay window
 - Impressive Kitchen / Dining Room - a wonderfully sociable space with French doors opening onto the rear garden
 - Extensive south-facing rear garden with Summerhouse / Workshop
 - Driveway parking & Garage
- Planning permission granted for a two-storey side extension



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Occupying a generous plot in one of Bideford's most sought-after residential locations, this spacious 3 Bedroom semi-detached home enjoys a highly convenient position within easy walking distance of Victoria Park, Bideford town centre, St Mary's Primary School and Morrisons supermarket.

Approached via a driveway providing off-road parking for at least 2 vehicles, in addition to a Garage, the property immediately impresses with its attractive appearance and sizeable plot. Upon entering, a welcoming Entrance Hall provides access to the principal ground floor accommodation. The Living Room is a particularly inviting space centred around a log-effect gas fire enhanced by a beautiful bay window overlooking the front garden. Undoubtedly, the heart of the home is the impressive Kitchen / Dining Room, a wonderfully sociable space perfectly suited to modern family life. Featuring a comprehensive range of eye and base level units with ample work surface space, the room also benefits from a breakfast bar incorporating the sink unit, whilst French doors and a further window provide attractive views over the rear garden and allow natural light to flood the room. Included within the sale is a 5-ring Belling Range-style cooker, an American-style fridge / freezer and an integrated dishwasher. On the first floor are 3 Bedrooms. The principal bedroom is a particularly generous room featuring an attractive bay window mirroring that found within the living room below. The second bedroom is another excellent double room and benefits from built-in wardrobes. The third bedroom offers comfortable accommodation. A stylish contemporary Bathroom fitted with a P-shaped bath with rainfall shower over, a vanity unit with inset wash hand basin and a close coupled WC can also be found on this floor.

The extensive south-facing rear garden is predominantly laid to lawn and provides a wonderful space for children to play, entertaining guests or simply enjoying the sunshine. At the foot of the garden stands a recently constructed Workshop / Summerhouse which lends itself perfectly to use as a home office, hobby room or garden retreat. There is also an additional area that could easily be transformed into an attractive patio or seating area. Adding further appeal, the current owners have secured planning permission for a substantial two-storey side extension. The approved plans would enlarge the garage, create a ground floor utility room and provide a larger third bedroom together with an en-suite shower room on the first floor.

Combining an excellent location, generous living space, a superb garden and exciting future potential, this is a wonderful home that must be viewed to be fully appreciated.

Council Tax Band

C - Torridge District Council

Agents Note

Planning permission has been granted for a substantial extension, with works already commenced. The project has been constructed to damp-proof course level, with footings and drainage installed. Copies of the approved plans are available for inspection. The seller also advises that a quantity of Insulated Concrete Formwork (ICF) materials for the project may be available for sale by separate negotiation. The property has benefited from comprehensive upgrading, including replacement plumbing and electrics throughout, together with a gas fired boiler installed approximately 2-years ago. The Summerhouse has been wired and requires only the final connection.



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Total floor area: 90.7 sq.m. (976 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed in the direction of Northam. After passing Morrisons Supermarket on your right hand side, take the right hand turning onto Chanters Road. Turn left into Southwood Drive and then immediately right onto Glenburnie Road to where number 5 will be found on your left 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.

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