



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Sentry Corner  
Bideford  
Devon  
EX39 4BW

**Guide Price: £300,000 Freehold**



Changing Lifestyles


01237 479 999  
bideford@boproperty.com



22 Sentry Corner, Bideford, Devon, EX39 4BW

## A GREAT FAMILY HOME WITH PLENTIFUL DRIVEWAY PARKING

- 4 Bedrooms
- Stunning Living / Dining Room opening to the level rear garden
- Additional Living Room & well-equipped Kitchen
- Within easy reach of a highly regarded primary school & Bideford Town



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.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



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## Changing Lifestyles

**This 4 Bedroom house will make a great family home.**

**Firstly, it has plentiful driveway parking to the front as well as an abundance of kerb appeal. Inside, the house has a stunning Living / Dining Room that opens to the expansive and wonderfully level rear garden. There is an additional Living Room, perfect for cosy winter evenings as well as a well-equipped Kitchen. There are 4 Bedrooms upstairs in addition to a Shower Room.**

**This house is close to a highly regarded primary school and the town of Bideford is easily accessible.**

**UPVC double glazed entrance door to Entrance Hall**

### Entrance Hall

Carpeted stairs to first Floor with built-in understairs storage cupboard. Built-in cloaks cupboard. Tiled flooring, radiator.

### Lounge / Dining Room - 11' x 24'7" (3.35m x 7.5m)

UPVC double glazed window to property front and UPVC double glazed sliding patio doors to south-facing rear garden. 2 radiators, fitted carpet.

### Sitting Room - 12' x 9'5" (3.66m x 2.87m)

UPVC double glazed window to property front. Feature fireplace housing gas fire. Radiator, wood effect flooring.

### Kitchen - 8'8" x 15'4" (2.64m x 4.67m)

Fitted with an array of units at eye and base level and sink and drainer inset into work surface. Built-in gas hob with extractor canopy over, built-in eye level electric double oven. Space and plumbing for washing machine. Display shelving. Tiled walls, tiled flooring. UPVC double glazed windows to property side and property rear. UPVC double glazed door to rear garden.

### First Floor Landing

Hatch access to insulated and fully boarded loft space with ladder connected. Fitted carpet, radiator.

### Bedroom 1 - 10'1" x 12'1" (3.07m x 3.68m)

A double Bedroom with UPVC double glazed window to property rear. Fitted carpet, radiator.

### Bedroom 2 - 10'3" x 10'3" (3.12m x 3.12m)

Another double Bedroom with UPVC double glazed window to property rear. Fitted carpet, radiator.

### Bedroom 3 - 9'8" x 10'9" (2.95m x 3.28m)

A double Bedroom with UPVC double glazed window to property front. Built-in wardrobe with hanging rails. Wood effect flooring, radiator.

### Bedroom 4 - 8'4" x 11'2" (2.54m x 3.4m)

A double Bedroom with UPVC double glazed window to property front. Fitted carpet, radiator.

### Cloakroom

Low level WC and pedestal wash basin. Built-in airing cupboard housing gas fired boiler. UPVC double glazed window to property front.

### Shower Room

Shower enclosure and pedestal wash basin. Heated towel rail, wood effect flooring.

### Outside

To the front of the property is a large brick-paved area providing off-road parking for at least 4 vehicles.

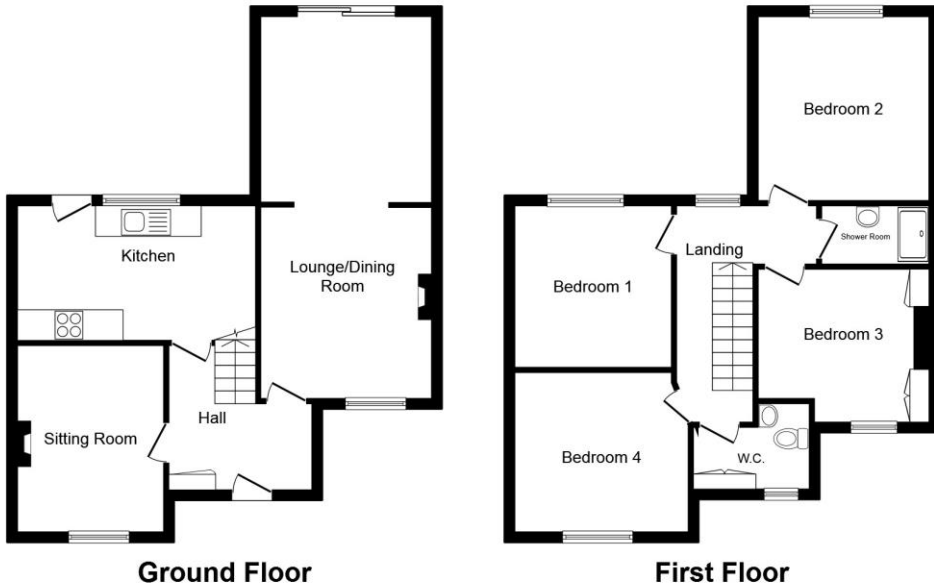
The rear garden is a fantastic feature - being well-landscaped and south-facing. The garden has been designed for ease of maintenance and is bordered by shrubs and flower beds. It is laid mainly to gravel with 2 decked areas and there is a useful Shed with power and light connected.

### Council Tax Band

A - Torridge District Council

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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### Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the mini roundabout continue straight onto Torrington Lane. Continue up to the top of the hill to where number 22 Sentry Corner will be found on your right hand side clearly displaying a numberplate.