



Bond
Oxborough
Phillips

Changing Lifestyles

Raleigh View
Eastleigh
Bideford
Devon
EX39 4PA

Asking Price: £425,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Raleigh View, Eastleigh, Bideford, Devon, EX39 4PA

A MOST GENEROUS DETACHED DORMER BUNGALOW



- 4 Bedrooms

- Occupying a large & level plot with gardens wrapping around 3 sides of the bungalow
 - Accommodation arranged over 2 floors
- Large Lounge & newly fitted Kitchen / Diner
 - Plentiful driveway parking & Garage
 - This truly is a one-of-a-kind property
 - A viewing comes highly recommended



This most generous 4 Bedroom detached dormer bungalow occupies a large level plot in the desirable hamlet of Eastleigh. The setting here feels pleasantly rural although the towns of Bideford and Barnstaple are nearby.

This property offers generous accommodation over 2 floors and has 4 impressive double Bedrooms as well as a large Lounge and a newly fitted Kitchen / Diner. There is plentiful driveway parking in addition to a Garage.

The garden wraps around 3 sides of the bungalow providing various places to sit out and relax.

This truly is a one-of-a-kind property and a viewing comes highly recommended.

Changing Lifestyles

01237 479 999
bideford@boproperty.com



Located in the pretty hamlet of Eastleigh surrounded by beautiful Devon countryside with nearby walks along footpaths and bridleways with the convenience of Barnstaple and Bideford towns within a 15 minute drive.

Eastleigh is within easy reach of the sandy beach at Instow (2.5 miles) and all of the amenities that this highly popular village has to offer including a hotel, local shop, cafe, delicatessen, galleries, various public houses and restaurants. There is also a primary school, church, sailing club and access to the Tarka Trail, which affords excellent walks with superb cycle rides.



The port and market town of Bideford sits on the banks of the River Torridge and offers an excellent range of amenities including banks, butchers, bakeries, various shops, pubs and restaurants, places of worship, schooling for ages (public and private) and supermarkets.

The regional centre of Barnstaple offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361 which connects to the motorway network via Junction 27 of the M5 or via rail and the Tarka Line.



Internal Description

Entrance Hall

UPVC double glazed door to property front and UPVC double glazed window to property side. Carpeted stairs rising to First Floor. 2 understairs storage cupboards. Fitted carpet, radiator.

Shower Room

UPVC obscure double glazed window. Close couple dual flush WC, wash hand basin with tiled splashbacking and double shower enclosure. Heated towel rail, wall mounted electric heater.

Living / Dining Room - 22'3" x 11'11" (6.78m x 3.63m)

UPVC double glazed windows to property front and rear giving plenty of light to this spacious room. Ample space for dining table. Gas fired stove set on a stone hearth with stone mantle over. Fitted carpet, 2 radiators.

Reception Room / Bedroom 3 - 15'2" x 16' (4.62m x 4.88m)

A spacious and versatile room with UPVC double glazed windows to property front, rear and side. Hatch access to loft space. Fitted carpet, radiator.

Bedroom 4 - 10' x 12'6" (3.05m x 3.8m)

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

Kitchen / Diner - 18'9" x 9'7" (5.72m x 2.92m)

A spacious and fairly recently installed Kitchen / Diner with a range of attractive eye and base level cabinets with matching drawers and wood block style work surfaces with tiled splashbacking and inset 1.5 bowl sink and drainer with mixer tap over. Space for electric cooker. Aga. Fitted corner bench for dining. Wood effect vinyl flooring. 2 UPVC double glazed windows to property rear. Door to Utility Room.

Side Hallway

UPVC double glazed door to property front and UPVC double glazed window to property side. Tiled flooring. Opening through to Utility Room.

Utility Room

UPVC double glazed door and window to garden. Space for fridge / freezer. Space and plumbing for washing machine and dishwasher. Tiled flooring.

First Floor Landing

Door to airing cupboard with slatted shelving and hot water tank. Hatch access to loft space. Fitted carpet.

Cloakroom

UPVC obscure double glazed window. Wall mounted wash hand basin with tiled splashbacking and low level WC. Mirror with electric shaver point.

Bedroom 2 - 12' x 15'3" (3.66m x 4.65m)

UPVC double glazed window to property rear enjoying countryside views. Fitted carpet, radiator. Plenty of space for lounging or for PC set-up.

Bedroom 1 - 15' x 10'1" (4.57m x 3.07m)

UPVC double glazed window enjoying countryside views. Built-in storage cupboard. Fitted carpet, radiator.

Outside

To the front of the property is a large driveway providing off-road parking. It is accessed via 2 wrought iron gates giving the property a grand feeling. The driveway leads to the Garage and entrance door.

To the side of the driveway is a large lawned garden with hedge borders. This leads around to the rear garden which is also lawned and provides a great space to sit out and relax and listen to the sound of birdsong and the general sounds of nature.

To the rear of the Utility Room is a large oil tank that serves the property.

Council Tax Band

D - North Devon Council



Raleigh View, Eastleigh, Bideford, Devon, EX39 4PA

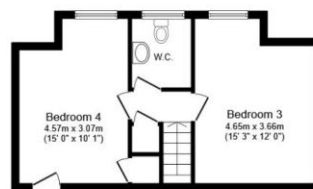


Changing Lifestyles

01237 479 999
bideford@boproperty.com



Ground Floor



First Floor

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

Directions

From Bideford Quay proceed over the Old Bideford Bridge and turn left at the mini roundabout. Proceed along this road before turning right into Manteo Way. Drive up the hill and take the first left hand turning onto Old Barnstaple Road. Drive on for a few miles until reaching the village of Eastleigh. There is a sharp left and to where Raleigh View will be found 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.

We are here to help you find and buy your new home...

5 Bridgeland Street
Bideford
Devon
EX39 2PS
Tel: 01237 479 999
Email: bideford@bopproperty.com

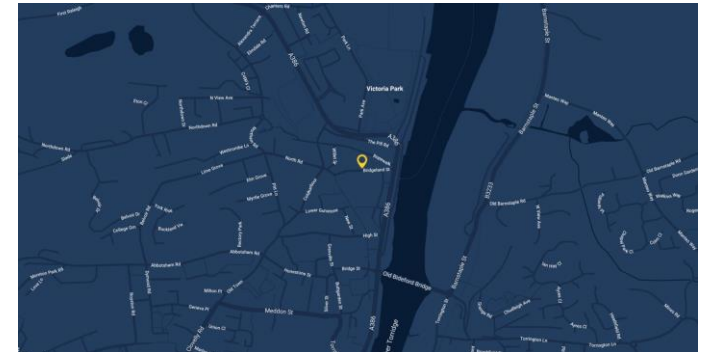
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	