



Bond
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Changing Lifestyles

1 Buckland Close
Bideford
Devon
EX39 5AG

Asking Price: £269,995 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Buckland Close, Bideford, Devon, EX39 5AG



A CHARMING LINK-DETACHED HOUSE OCCUPYING A LARGE CORNER PLOT

- 3 Bedrooms (1 En-suite)
- Attractive Living Room with sliding door opening to the garden
- Well-equipped Kitchen / Diner with French doors opening to the garden
 - Garage extending to over 21' in length
 - Driveway parking for 1 car
- Primarily lawned garden to the rear of the house & wrapping around one side
- Presented to a high standard throughout
- Viewing advised to fully appreciate all this house offers



Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



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This charming 3 Bedroom link-detached house occupies a large corner plot which provides it with that little bit of extra outdoor space. The primarily lawned garden sits to the rear of the house and also wraps around one side of it.

The outdoor space is accessible from the attractive Living Room as well as from the well-equipped Kitchen / Diner. The house offers 3 Bedrooms with the Main Bedroom having his 'n' hers wardrobes and an En-suite Shower Room. The second Bedroom offers plenty of height overhead providing a great sense of space whilst also offering a particularly large storage cupboard.

Talking of space, this house has an impressive Garage extending to over 21' in length. This house also has off-road parking for 1 car.

The property has been well-looked after and is presented to a high standard throughout. We would highly recommend a viewing to fully appreciate all this house offers.

Entrance Hall

UPVC double glazed entrance door to property front. Understairs storage cupboard. Vinyl flooring, radiator. Stairs up to Living Room. Door to Cloakroom.

Cloakroom

UPVC obscure double glazed window. Pedestal wash hand basin and WC. Vinyl flooring, radiator.

Living Room - 15' x 10'6" (4.57m x 3.2m)

UPVC double glazed window and UPVC double glazed sliding patio door to garden. Electric coal effect gas fire with marble insert and hearth and wooden mantle over. Fitted carpet, radiator.

Kitchen / Diner - 16'9" x 7'8" (5.1m x 2.34m)

A spacious Kitchen / Diner with UPVC double glazed window and UPVC double glazed French doors to side garden. Ample space for dining. Cabinet housing gas fired combination boiler. Built-in electric oven and 4-ring gas hob with extractor canopy over. Space for fridge / freezer. Space and plumbing for washing machine. Vinyl flooring, radiator.

First Floor Landing

A large space (please refer to the video tour for visual). Door to airing cupboard with wall mounted electric heater and shelving. Fitted carpet, radiator.

Bedroom 1 - 10'5" x 8' (3.18m x 2.44m)

UPVC double glazed window with fitted blind. 2 built-in mirror-fronted his 'n' hers wardrobes. Fitted carpet, radiator. Door to En-suite.

En-suite Shower Room

Shower enclosure, WC and pedestal wash hand basin. Heated towel rail, extractor fan.

Bedroom 2 - 10'11" x 8'2" (3.33m x 2.5m)

UPVC double glazed window with fitted blind. Door to especially large built-in storage cupboard. Fitted carpet, radiator. This room has a great ceiling height (please refer to the video tour for visual).

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Bedroom 3 - 6'7" x 10'6" (2m x 3.2m) maximum

An attractive 'L' shape room with UPVC double glazed window with fitted blind. Fitted carpet, radiator.

Bathroom - 6'4" x 6'5" (1.93m x 1.96m)

UPVC obscure double glazed window. WC, pedestal wash hand basin and bath with hand shower attachment. Heated towel rail, extractor fan, shaver socket.

Outside

To the front of the property there are 2 low-maintenance stone chipping areas - ideal for pot plants. Water tap. A paved pathway leads to the front door with a courtesy light.

A brick-paved driveway to the side of the house provides off-road parking for 1 car and leads to the Garage.

Access to the rear garden is via a wooden gate and a paved pathway. Immediately off the Living Room is a patio which leads onto a fully enclosed, level expanse of lawn - ideal for children to play. The lawn and paved pathway wrap around the side of the house, giving this property that extra bit of garden.

Garage - 21'2" x 9'8" (6.45m x 2.95m)

Up and over door. Power and light connected. Overhead storage. Pedestrian door to garden.

Useful Information

The gas fired combination boiler is only 1 year old. The shower in the En-suite is also only 1 year old. All window blinds are included in the sale.

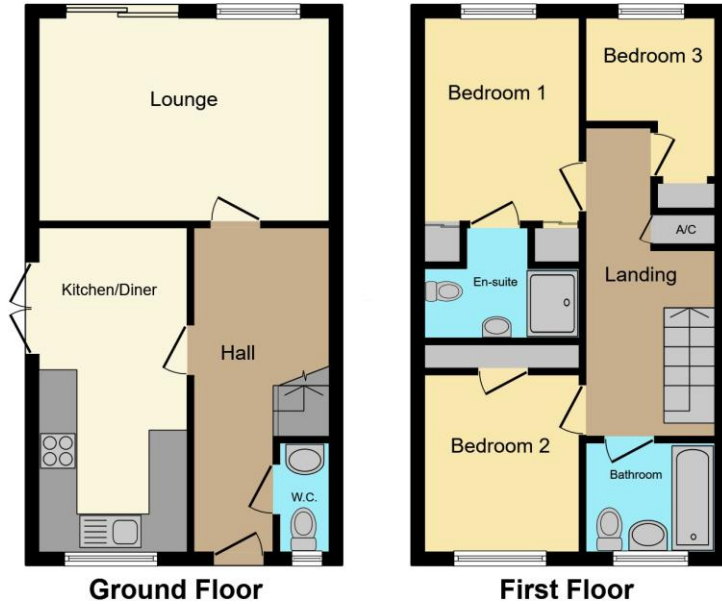
Council Tax Band

C - 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. Powered by PropertyBox

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed up the main High Street turning left at the top and continue through Old Town. At the pedestrian crossing, continue straight across onto Clovelly Road. After approximately 0.5 miles, take the left hand turning into Bowden Green and follow the road as it bears to your left. Buckland Close will be found the first turning on your left hand side. Number 1 will be found immediately on your left hand side clearly displaying a numberplate.

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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