



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Jalna  
Belvoir Road  
Bideford  
Devon  
EX39 3JP

**Guide Price: £495,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

Jalna, Belvoir Road, Bideford, Devon, EX39 3JP

## AN IMPRESSIVE DETACHED FAMILY HOME



- 4 Bedrooms
- Ground Floor Cloakroom & spacious First Floor Bathroom
- Double aspect Lounge with wood burning stove
  - Conservatory
- Double aspect Dining Room with access to the rear garden
  - Gated driveway parking
  - Lawned front & rear gardens
- Walking distance of the town, schools & everyday amenities
  - A delightful family size house located in a prestigious & convenient location worthy of a full inspection



An impressive 1950's built detached house of pleasing brick and rendered elevations standing on an established plot with a gated driveway approach whilst located in a favoured location within walking distance of the town, schools and everyday amenities.

Immediately entering the property is a Storm Porch with a useful coat hanging area. A part glazed door leads through to the Reception Hall with a dog legged staircase rising to the First Floor. This area is bathed in light from a large picture window and has retained the original quarry tiled flooring. From the Reception Hall is access to a useful Cloakroom. The Lounge is situated in the heart of the home and enjoys a double aspect with garden views. A fireplace with wood burner provides an attractive focal point and French doors lead through to the Conservatory. A separate double aspect Dining Room provides a pleasant formal eating experience whilst the Kitchen / Breakfast Room has direct access to the rear garden.



The Galleried First Floor Landing leads to 4 generous Bedrooms and a spacious family Bathroom which includes a bath and separate shower cubicle.

Approached by a private driveway providing off-road parking for a number of vehicles. The front garden includes a formal lawn and borders stocked with an abundance of mature shrubs and plants. There is useful all-round gated access with pathways leading to the rear garden which, again, is lawned and has numerous fruit trees and bushes and established shrubs together with a useful block-built store, a purpose-built workshop and a wooden garden shed.

In all, this is a delightful period family size house in a prestigious and convenient location worthy of a full inspection.

Council Tax Band D - Torrridge District Council

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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.



All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.



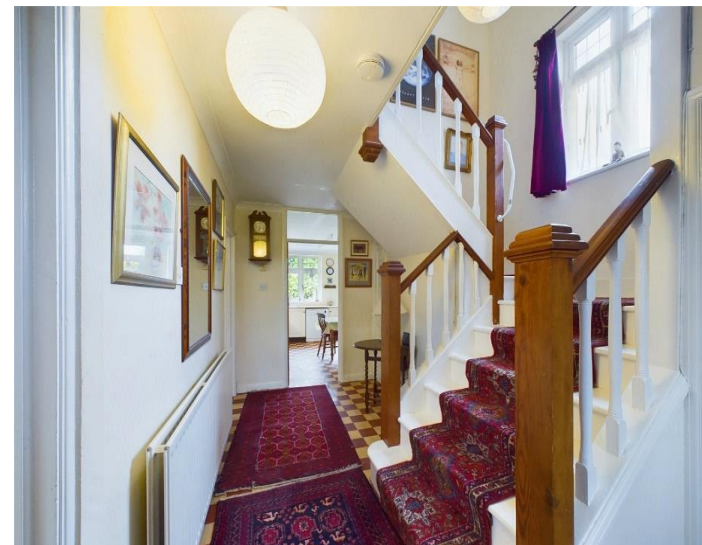
Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.







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## Directions

What3words ///opens.fresh.wanted

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.

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

5 Bridgeland Street

Bideford

Devon

EX39 2PS

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### 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	