



Bond
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Changing Lifestyles

63 Biddiblack Way
Bideford
Devon
EX39 4AY

Asking Price: £255,000 Freehold



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01237 479 999
bideford@boproperty.com

63 Biddiblack Way, Bideford, Devon, EX39 4AY



A BEAUTIFULLY PRESENTED TURNKEY HOME

- 3 Bedrooms (1 En-suite)
- Particularly large Lounge / Dining Room
 - Well-equipped Kitchen
 - Much-improved Bathroom
- Having just been renovated by the current owner to a magnificent contemporary standard
 - Fully enclosed rear garden
- Plentiful parking including a hard standing & nearby Garage with parking to its fore
- Perfectly suited to first time buyers, families & investment buyers



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Having just been renovated by the current owner to a magnificent contemporary standard, this is a great opportunity to acquire a beautifully presented, easy-to-maintain "turnkey" home.

This property is quietly tucked away in an attractive corner of this popular residential development. The property has tremendous kerb appeal with a conveniently low-maintenance brick facade. There is plentiful parking available here which includes a hard standing parking space immediately to the front of the house as well as a nearby Garage with a further parking space to its fore.

Being built on the corner, this home offers a greater than average amount of living space and has a particularly large Lounge / Dining Room and Master Bedroom. There is a well-equipped Kitchen, a much-improved Bathroom and an En-suite Shower Room. To the rear of the property is a fully enclosed garden with a well-kept area of raised decking providing a great space to sit out and relax. This beautifully presented home is perfectly suited to first time buyers, families and investment buyers given its broad and instant appeal.

Entrance Hall

Radiator, wood effect flooring. Boiler control panel. Carpeted stairs rising to First Floor with understairs storage cupboard.

Cloakroom

Close couple WC and hand wash basin. Radiator. UPVC double glazed window.

Lounge / Diner - 20'4" maximum x 19' (6.2m maximum x 5.8m)

A spacious and attractive Lounge / Diner with 3 UPVC double glazed windows providing plentiful natural light. 2 double radiators, wood effect flooring. Ethanol fire set into chimneybreast with shelved recess to sides and integrated TV recess.

Kitchen / Breakfast Room - 10' x 11'6" (3.05m x 3.5m)

Equipped with a range of white eye and base level cabinets with matching drawers and inset 1.5 bowl stainless steel sink with tiled splashbacking. Breakfast Bar. Built-in 4-ring gas hob with extractor canopy above and built-in electric oven. Space for fridge / freezer, space and plumbing for washing machine. Tiled flooring. UPVC double glazed window and UPVC double glazed door to rear garden.

First Floor Landing

Feature arch shape UPVC double glazed window providing a lovely feature to this area. Built-in airing cupboard housing hot water tank. Radiator.

Bedroom 1 - 16'4" x 14'5" maximum (4.98m x 4.4m maximum)

2 UPVC double glazed windows. Hatch access to loft space. Recess for wardrobes. 2 radiators, fitted carpet.

En-suite Shower Room

3-piece white suite comprising corner shower enclosure, pedestal hand wash basin with tiled splashbacking and

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close couple WC. Heated towel rail, extractor fan, electric shaver point.

Bedroom 2 - 11' x 7'6" (3.35m x 2.29m)

UPVC double glazed window. Radiator, fitted carpet.

Bedroom 3 - 8'6" x 7'1" (2.6m x 2.16m)

UPVC double glazed window. Radiator, fitted carpet.

Bathroom - 6'3" x 7'5" (1.9m x 2.26m)

An attractive and contemporary Bathroom with 3-piece white suite comprising modern panelled bath with rainforest head shower over and hand shower attachment, pedestal hand wash basin and close couple WC. Extractor fan, electric shaver point, wood effect flooring. UPVC double glazed window.

Outside

To the front of the property is a low-maintenance area of stone chippings to include a hard standing space to park a car.

The front door is covered by a Storm Porch.

Almost directly opposite the property is a coach house which has a Garage and space to park a car for this property beneath it.

To the rear of the property is a fully enclosed garden with a gate to the property front. There is a large expanse of decking providing a wonderful space to sit out and relax and there is a low-maintenance stone chipping area with a useful wooden Storage Shed.

Useful Information

A small annual contribution is payable towards the insurance of the coach house building for which the garage sits below (although the current vendor has never been asked for payment).

Council Tax Band

C - Torridge District Council

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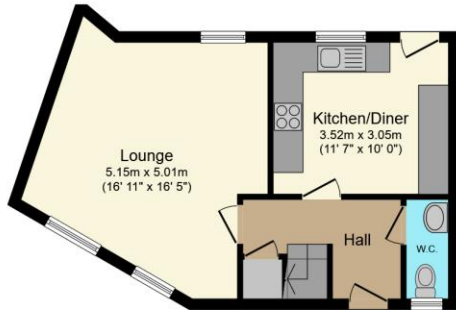
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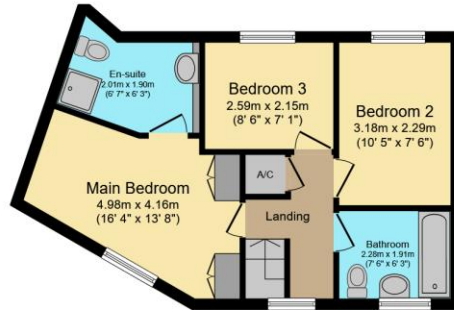


Have a property to sell or let?

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.



Ground Floor
Floor area 39.3 m² (423 sq.ft.)



First Floor
Floor area 39.3 m² (423 sq.ft.)

TOTAL: 78.6 m² (846 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

Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the mini roundabout, take the left hand turning in the direction of Barnstaple. Continue on this road before taking the right hand turning onto Manteo Way. Take the first right hand turning into Biddiblack Way and follow the road around to your right and then to your left. Continue along this road bearing further left to where number 63 will be situated on your left hand side clearly displaying a numberplate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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