



Bond
Oxborough
Phillips

Changing Lifestyles

Hazeldene
47 Clovelly Road
Bideford
Devon
EX39 3DF

Asking Price: £420,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Hazeldene, 47 Clovelly Road, Bideford, Devon, EX39 3DF

AN ELEGANT PERIOD PROPERTY OFFERING ABUNDANT ACCOMMODATION



- 5 spacious double Bedrooms (1 En-suite)
 - Family Bathroom
 - 3 Reception Rooms & Sun Room
 - Well-equipped Kitchen
- New windows, newly painted, a new Summerhouse & income generating solar panels
- 2 gardens comprising a large courtyard garden with an Outbuilding & a lovely level lawn & further lawned garden to with a new Summerhouse & a vegetable patch
- Garage & plentiful off-street parking



If you're looking for an elegant period property that offers quality, style and space in equal measure then Hazeldene is the answer.

This charming home has had the benefit of various works of improvement over recent years which include new windows, newly painted, a new summerhouse and income generating solar panels.

Offering abundant accommodation that extends over 3 floors, this house features 5 spacious double Bedrooms (1 En-suite), a family Bathroom, 3 Reception Rooms, a well-equipped Kitchen and a Sun Room. The presentation throughout is of a very high level and light floods the building.



To the rear of the house are the gardens - not one but two! The first is just off the Kitchen and Sun Room and features an Outbuilding and a lovely level lawn. The second is a little further on and provides an ideal spot to relax and get away from it all. This garden features the new Summerhouse and also has a lawn as well as a vegetable patch at the foot of the garden.

With a Garage and plentiful off-street parking, this grand property, which retains many charming period features, deserves to be seen and fast. Why not book a viewing today.

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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.



Internal Description

Entrance Porch

Solid wooden door to property front. Original pull doorbell. Ornate period Victorian floor tiles. Part glazed door to Entrance Hall.

Entrance Hall

A spacious Entrance Hall. Carpeted stairs rising to First Floor with useful understairs storage cupboard. Radiator.

Living Room - 14'1" x 11'9" (4.3m x 3.58m)

A large room with UPVC double glazed bay window to property front overlooking the attractive garden. Ornate feature period fireplace with marble surround. Coved ceiling, ceiling rose, picture rail, radiator, fitted carpet, TV point.

Sitting Room - 12'1" x 10'10" (3.68m x 3.3m)

A lovely room with feature fireplace. Wooden bookcases with storage cupboards under. Fitted carpet, radiator. Bi-folding doors to Sun Room.

Sun Room - 12'2" x 7'9" (3.7m x 2.36m)

A useful room with access to the attractive rear courtyard garden. Tiled flooring. Glazed door to Dining Room. This room benefits from a new roof and new windows.

Dining Room - 9'11" x 17'4" (3.02m x 5.28m)

A large and spacious room - ideal for entertaining guests. Feature Rayburn with ornate wooden surround. Useful built-in storage cupboards. Flagstone slate flooring, radiator. Sash windows to property side. Door to Kitchen.

Kitchen - 13'10" x 10'10" (4.22m x 3.3m)

A stylish modern Kitchen with cream coloured eye and base level cabinets, rolltop work surfaces, ceramic sink and drainer with mixer tap and splashbacking. Built-in eye-level double oven, built-in gas hob with extractor canopy over. Space and plumbing for appliances. Tiled flooring, radiator. UPVC double glazed windows to property side. UPVC double glazed French doors opening to the rear courtyard garden.

First Floor Landing

A split-level area with stairs rising to Second Floor. Fitted carpet.

Bedroom 1 - 12'5" x 11'8" (3.78m x 3.56m)

A large double Bedroom with UPVC double glazed sash window to property front. Feature fireplace. Built-in wardrobes. Fitted carpet, radiator.

Bedroom 2 - 12'5" x 10'11" (3.78m x 3.33m)

A lovely double Bedroom with UPVC double glazed sash window overlooking the attractive rear garden. Feature fireplace. Useful built-in storage cupboard. Fitted carpet, radiator.

Shower Room - 5'8" x 7'9" (1.73m x 2.36m)

A stylish, modern Shower Room comprising large walk-in shower with rainforest head over and hand shower attachment, close couple WC and wash hand basin with mixer tap and storage cupboard under. Tiled walls, tiled flooring, heated towel rail. Sash window.

Bedroom 3 - 12'10" x 10' (3.9m x 3.05m)

A good size room with UPVC double glazed sash window overlooking the rear garden. Feature fireplace. Fitted carpet, radiator.

Bathroom - 6'7" x 5'5" (2m x 1.65m)

A modern Bathroom comprising panelled bath, hidden cistern WC and cabinet mounted wash hand basin with mixer tap. Built-in storage unit. Hatch access to loft space. Extractor fan, heated towel rail, attractive tiling. Frosted UPVC double glazed window.

Second Floor Landing

Hatch access to loft space. Fitted carpet.

Bedroom 4 - 23' (7) into bay window x 16' (4.88)

A large double Bedroom with En-suite Shower Room. Useful built-in storage cupboards. Exposed floorboards. Secondary glazed sash window. This room enjoys far-reaching views across the town and countryside.

Bedroom 5 - 11'5" x 12'4" (3.48m x 3.76m)

A lovely bright room enjoying superb views across the town and countryside. This room is currently being used as an occasional Bedroom / Craft Room. Fitted carpet, radiator, wash hand basin. Secondary glazed sash window.

Outside

To the front of the property is a low-maintenance, attractive gravelled front garden with a paved path and steps leading to the front door.

To the rear of the Kitchen is a sunny, enclosed, large courtyard garden with paved patio areas as well as a lovely lawn. There is a useful Outbuilding here which is currently set up as a Home Bar and is perfect for those days off when you would like some peace and quiet away from the wiles of the world. It has power and light connected and UPVC double glazed doors to the front. A pedestrian gate provides access to the rear service road where there is access to the Single Garage.

Beyond the Garage is a large and well-maintained lawned garden, enclosed by mature shrub and flower borders - this provides a further tranquil escape from the world, it is great for children to play and there is a superb new Summerhouse here with power connected. Towards the end of the garden is a vegetable plot.

Single Garage

With hard standing providing off-road parking mainly to the side for 1-2 cars and there is also space to park directly in front of the Garage.

Council Tax Band

D - Torridge District Council



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TOTAL: 180.6 m² (1,944 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

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Directions

From Bideford Quay proceed towards Torrington. At the mini roundabout, take the second exit onto Lower Meddon Street. Continue along this road merging onto Clovelly Road to where the property will be found towards the top of the incline on your left hand side.

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

5 Bridgeland Street

Bideford

Devon

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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	

