



Bond
Oxborough
Phillips

Changing Lifestyles

15 Fulford Close
Bideford
Devon
EX39 4DX

Asking Price: £250,000 Freehold



Changing Lifestyles

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15 Fulford Close, Bideford, Devon, EX39 4DX

AN ATTRACTIVE FAMILY HOME WITH GARAGE & PARKING



- 3 Bedrooms (1 En-suite)
- Recently updated Kitchen
- Lounge opening to Conservatory
- Ground Floor Cloakroom & First Floor Bathroom
- Enclosed garden - great for entertaining
- Garage & off-road parking



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



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The attractive 3 Bedroom house has plenty of kerb appeal with its neat front garden that has a mature palm tree taking centre stage.

Heading inside, it is clear that the current owners have worked hard on improving and renovating this house to an exceptional level of presentation throughout. The Ground Floor is arranged in such a way that allows for a smooth and effortless flow from the Kitchen through to the Lounge, into the Conservatory and, finally, finishing in the rear garden creating a seamless integration of indoors and outdoors. The Kitchen has recently been updated adding to the contemporary feel of the home.

On the First Floor are 2 Bedrooms and the family Bathroom. One of these Bedrooms is a spacious double and the other is a good size single which could also lend itself to being a Home Office or Study. The crowning jewel of this superb home is the Second Floor which features the main Bedroom, an En-suite Shower Room and a large built-in wardrobe.

To the rear of the garden is a Garage and off-road parking.

UPVC double glazed front door to Entrance Hall

Entrance Hall

Carpeted stairs rising to the First Floor. Wood effect flooring, radiator. Door to open-plan Kitchen / Lounge / Diner.

Open-plan Kitchen / Lounge / Diner

Kitchen Area - 11' x 5'3" (3.35m x 1.6m)

A well-presented, practical and efficient Kitchen with a range of eye and base level painted wood effect storage units and drawers with work surfaces over and inset stainless steel sink and drainer unit. Built-in 4-ring hob with extractor hood above. Built-in eye-level double oven. Integrated dishwasher and fridge / freezer. Space and plumbing for washing machine. Tiled splashbacking, wood effect flooring. UPVC double glazed window to property front.

Lounge Area - 12'2" x 11'9" (3.7m x 3.58m)

A spacious Lounge area with UPVC double glazed window and UPVC double glazed French doors to the Conservatory. Wood effect flooring, radiator, TV point. Door to understairs storage cupboard. Door to Cloakroom.

Cloakroom

Wall mounted wash hand basin and close couple dual flush WC. Wood effect flooring, radiator. UPVC double glazed window.

Conservatory - 11'8" x 7'9" (3.56m x 2.36m)

A fantastic addition to the property that seamlessly connects to the Lounge and to the rear garden. Wood effect flooring, radiator. UPVC double glazed French doors opening to the rear garden.

First Floor Landing

UPVC double glazed window to property side. Fitted carpet, radiator. Stairs rising to Second Floor Main Bedroom.

Bedroom 2 - 9'8" x 8'11" (2.95m x 2.72m)

A double size Bedroom with UPVC double glazed window to property rear. Built-in airing cupboard housing gas fired combination boiler. Built-in double wardrobe. Fitted carpet, radiator.

Bedroom 3 - 7'11" x 5'7" (2.41m x 1.7m)

UPVC double glazed window to property front. Fitted carpet, radiator. Able to fit a single size bed or highly suitable as a Home Office or Study.

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Bathroom

An attractive 3-piece white suite comprising panelled bath with overhead shower, pedestal hand wash basin and close couple WC. Extensive tiled surround, extraction fan, radiator, vinyl flooring.

Second Floor Main Bedroom - 12'10" (3.9m) maximum x 11'9" (3.58m) maximum

The largest Bedroom and the crowning jewel to this home with UPVC double glazed dormer window to property front. Large built-in double wardrobe. Fitted carpet, radiator.

En-suite Shower Room

Close couple dual flush WC, pedestal wash hand basin and fully tiled shower enclosure. Tile effect flooring, radiator. Velux roof light.

Outside

To the front of the property is a fully enclosed lawned garden which enjoys a number of mature plants and a focal palm tree. The garden is accessed via a metal gate with a patio pathway leading to the front door.

There is a useful storage area to the side of the property which is a handy place to store recycling boxes etc.

The rear garden is accessed directly from the Conservatory and has the benefits of being low-maintenance, tiered and fully enclosed. The upper tier is a patio area which provides a great place for a set of table and chairs to enjoy a coffee or glass of wine. The lower tier has been laid with artificial grass and is a place for further garden furniture and a barbecue. There is rear access into the garden via a wooden gate. There is electric outdoor lighting allowing for use of the garden at all times.

To the rear of the property is the Garage which has a parking space to its front.

Council Tax Band

C - Torridge District Council

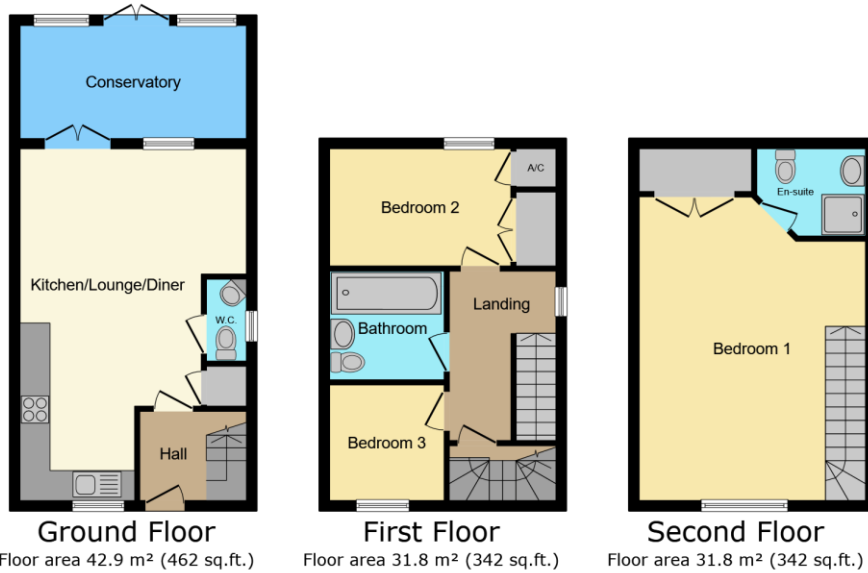
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Have a property to sell or let?

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.



TOTAL: 106.5 m² (1,147 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(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	

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight onto Torrington Lane. Travel to the top of the hill and upon reaching the next mini roundabout, take the second exit onto Gammaton Road. Continue on this road as it bears left. Number 15 is the last property on your left hand side before the turning into Fulford Close and clearly displays 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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