



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

85 Union Close  
Bideford  
Devon  
EX39 3FE

**Asking Price: £270,000 Freehold**



Changing Lifestyles

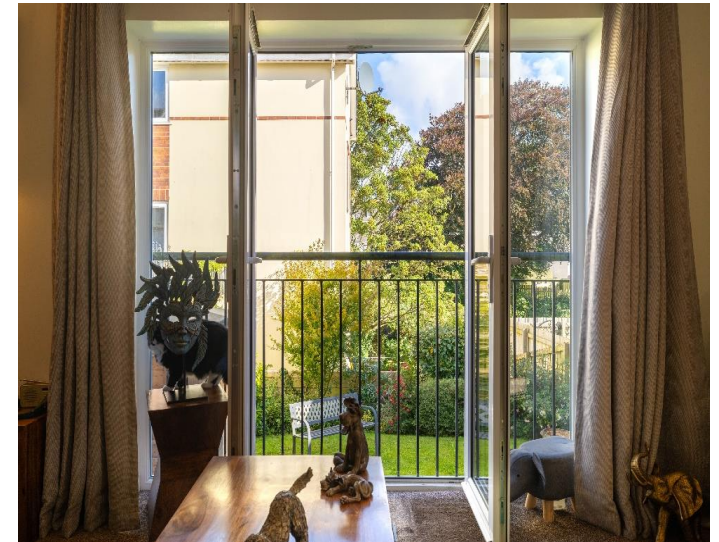
01237 479 999  
bideford@boproperty.com

85 Union Close, Bideford, Devon, EX39 3FE

A BEAUTIFULLY PRESENTED DETACHED HOUSE OCCUPYING AN IMPRESSIVE PLOT



- 3 Bedrooms
- Impressive Kitchen / Diner
- Living Room with views over the garden & a Juliette Balcony
- 2 allocated parking spaces with the option to create further parking
  - Fully enclosed rear garden providing an impressive space to sit out & relax
- For those looking for an impressive, upgraded home, we would highly recommend booking a viewing to see this house



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## Overview

**Situated on a quiet cul-de-sac and occupying an impressive plot, this is a great chance to acquire a beautifully presented 3 Bedroom detached house that is impressively laid out over 3 gentle floors.**

**The house has great kerb appeal from the outside as it has recently been painted and it features an attractive, low-maintenance front garden that has a variety of attractive plants and shrubs. Conveniently there are 2 allocated parking spaces immediately to the side of the house whilst there is also the option to turn the front garden into additional parking for 2 via the already dropped kerb.**

**To the rear of the property is a fully enclosed garden which provides a further impressive space to sit out and relax. The garden is primarily lawned with a small patio and greatly benefits from having an Alpine effect shed, outside power points and a tap. There is access to the front via a side passage.**

**Heading inside the house you are welcomed by a spacious Entrance Hall with lovely new wood flooring. There is a Cloakroom on this level as well as the impressive Kitchen / Diner which is well-equipped with an attractive range of units and drawers and features an integrated fridge / freezer, a microwave / grill, a dishwasher and a self-cleaning AEG pyrogenic oven and a gas hob. There is also space and plumbing for a washing machine. This attractive room is likely to become the vibrant hub of the home given the space and features it offers.**

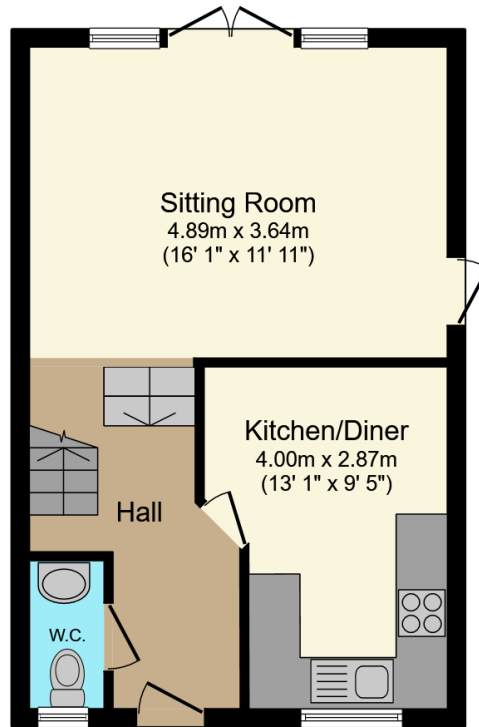
**To the rear of the house, and with views over the garden and to some trees beyond, is the impressive Living Room which provides a further fantastic space to relax and entertain. There is side access to the rear garden from here, and on warmer days the Juliette Balcony can be opened up to create a seamless inner / outer experience.**

**Heading up the stairs, this house is equipped with 3 impressive double Bedrooms - perfect for growing families, home workers or, perhaps, hobbyists. Serving the 3 Bedrooms is a generous Bathroom which has a large shower enclosure.**

**For those looking for an impressive, upgraded home with the convenience of parking and a front and a rear garden then we would highly recommend booking a viewing to see this house.**

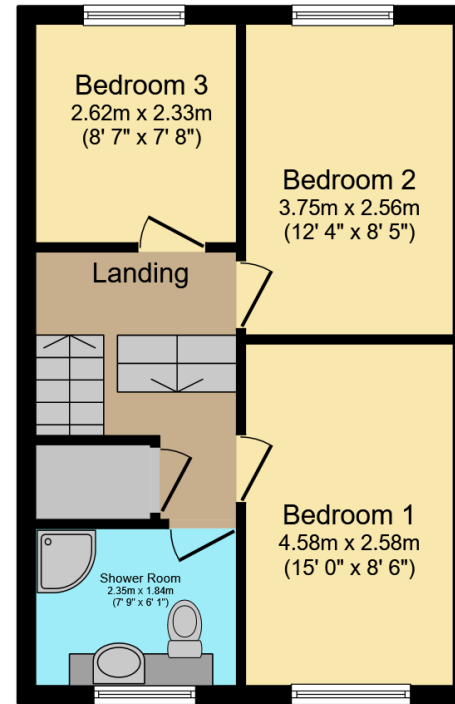
### **Council Tax Band**

C - Torridge District Council



**Ground Floor**

Floor area 37.8 m<sup>2</sup> (407 sq.ft.)



**First Floor**

Floor area 37.8 m<sup>2</sup> (407 sq.ft.)

TOTAL: 75.7 m<sup>2</sup> (815 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



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## Area Information

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.

## Directions

From Bideford Quay proceed up the main High Street turning left at the top and continue through Old Town passing the Fire Station on your left hand side. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Take the first left hand turning into Union Close. Proceed into the development towards the far end to where number 85 will be situated down a turning on your left hand side.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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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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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>	82	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	