

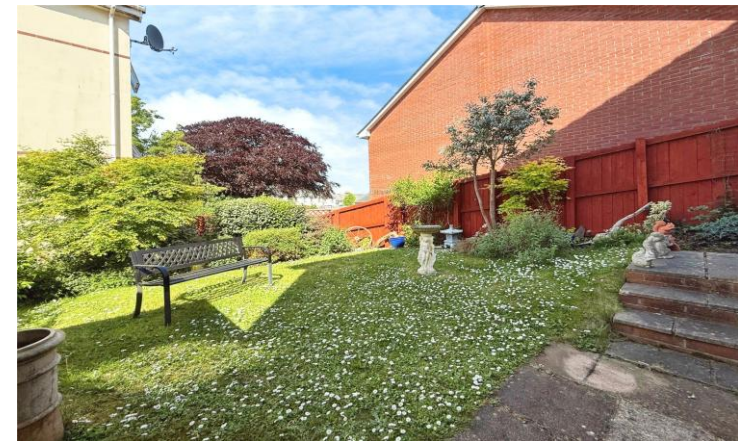


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

85 Union Close  
Bideford  
Devon  
EX39 3FE

**Asking Price: £259,500 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

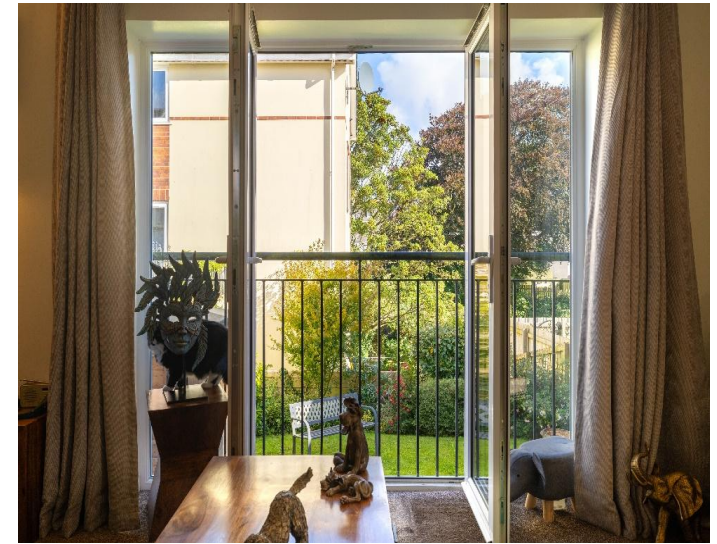


85 Union Close, Bideford, Devon, EX39 3FE

A BEAUTIFULLY PRESENTED DETACHED HOUSE OCCUPYING AN ATTRACTIVE 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 a stylish, upgraded home, viewing this property comes highly recommend



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## Overview

**Situated in a peaceful cul-de-sac on an attractive plot, this beautifully presented 3 Bedroom detached home offers stylish accommodation set thoughtfully across 3 gentle levels.**

**The house boasts excellent kerb appeal, having been recently painted, and features an appealing, low-maintenance front garden stocked with a delightful variety of shrubs and plants. Conveniently, 2 allocated parking spaces are available immediately to the side, with the potential to create additional parking in the front garden, thanks to an existing dropped kerb. At the rear, the fully enclosed garden provides an ideal space for relaxation, featuring a neat lawn, a charming patio area and the added bonus of an Alpine-style shed, outdoor power points and a handy tap. A side passage allows easy access between the front and rear gardens.**

**Inside, you are greeted by a spacious and welcoming Entrance Hall enhanced by stylish new wood flooring. Also located on this level is a convenient Cloakroom and a superb Kitchen / Diner, designed as the social heart of the home. Well-equipped, it features attractive units and drawers, integrated appliances including a fridge / freezer, a microwave / grill, a dishwasher, a self-cleaning AEG pyrogenic oven, a gas hob and space for a washing machine.**

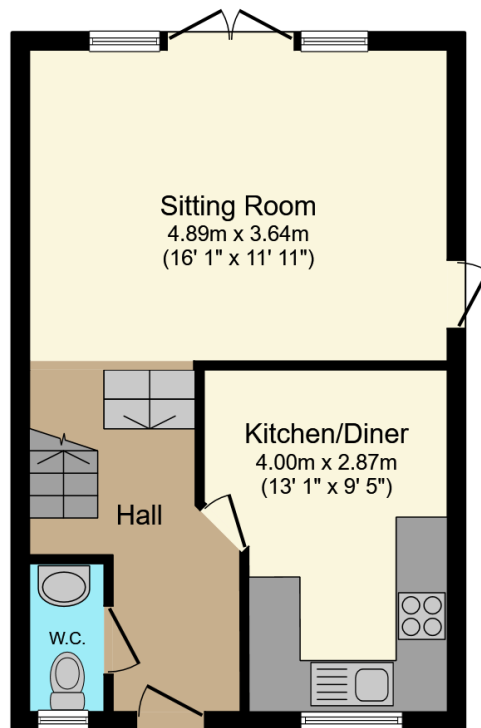
**To the rear of the house, the generously proportioned Living Room enjoys delightful views across the garden and trees beyond. A Juliette Balcony enhances the sense of space and seamlessly blends indoor and outdoor living - ideal for entertaining or simply unwinding.**

**On the Upper Floor are 3 impressive double Bedrooms, providing ample space for families, home-working professionals, or hobbyists. Complementing these is a generously sized Bathroom fitted with a large shower enclosure.**

**For those seeking a stylish, upgraded home with convenient parking and attractive gardens, viewing this property comes highly recommended.**

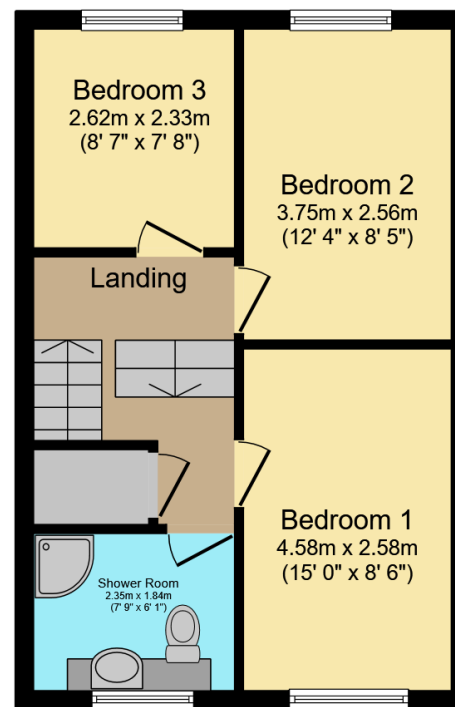
### Council Tax Band

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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the team at Bond Oxborough  
Phillips Sales & Lettings on

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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>78</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	