



Bond
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Phillips

Changing Lifestyles

7 High Park Close
Bideford
Devon
EX39 3HJ

Asking Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

7 High Park Close, Bideford, Devon, EX39 3HJ

AN END-OF-TERRACE BUNGALOW WITH A PRIVATE REAR PATIO GARDEN



- 2 double Bedrooms
- Spacious Living Room
- Lovely Conservatory / Sun Room
- Fully functional Kitchen
 - Modern Wet Room
 - No onward chain
- Large tarmac parking space right by the front door
 - Potential to create additional parking
 - Very private & fully enclosed patio garden
- Occupying a level plot bar the odd step here & there



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.



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This 2 double Bedroom bungalow is available for sale with the distinct advantage of having no onward chain. A special feature of this particular property is that it has a large tarmac parking space right by the front door with the potential of creating additional parking by converting the side garden.

To the rear of the property there is a very private and fully enclosed patio garden which has a shed and a small decked area.

The Living Room is very spacious and there is also a lovely Conservatory / Sun Room that provides additional living space whether used as a Dining Room or for some other purpose. The Kitchen is fully functional but somewhat basic whereas the Wet Room is of a more modern persuasion.

This bungalow should be broadly appealing and, as it occupies a level plot, it should be quite accessible despite the odd step here and there.

Spacious Reception Porch

UPVC double glazed door and window with views towards Bideford. UPVC double glazed door to Reception Hall.

Reception Hall

Hatch access to insulated loft space. Telephone point.

Lounge - 12' x 14' (3.66m x 4.27m)

A delightful room with UPVC double glazed window to property side. Window and door to Conservatory. Feature fireplace. Telephone point, TV point, 2 electric radiators, coved ceiling.

Conservatory / Sun Room - 9'11" x 15'2" (3.02m x 4.62m)

UPVC double glazed windows and French doors leading onto the garden. Night storage radiator.

Bedroom 1 - 12' x 11' (3.66m x 3.35m)

A spacious Bedroom with UPVC double glazed window overlooking the rear garden. Wood flooring, night storage radiator.

Bedroom 2 - 7'10" x 7'11" (2.4m x 2.41m)

UPVC double glazed window. Door to airing cupboard housing hot water tank. Wall mounted electric heater, wood flooring.

Wet Room - 5'5" x 7'10" (1.65m x 2.4m)

UPVC double glazed window. Close couple dual flush WC, cabinet mounted wash hand basin and corner shower enclosure with electric shower. Heated towel rail, extractor fan, wall mounted electric heater.

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Kitchen - 11'4" x 7'10" (3.45m x 2.4m)

UPVC double glazed window to property front and UPVC double glazed door to property side. Equipped with a range of eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and sink. Built-in electric oven and hob with extractor canopy over. Space for fridge / freezer. Space and plumbing for washing machine.

Outside

To the rear of the property is a fully enclosed paved garden with a decked area to the side. There is a shed and gated access to the property front.

It should be noted that the rear garden is particularly private.

To the front of the property is a private tarmac driveway providing off-road parking and there is a low-maintenance stone chipping area which could be used to extend the drive. Beyond this is a lovely lawned side garden with various plants and shrubs.

Council Tax Band

A - Torridge District Council



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.



Floor Plan

Floor area 71.9 m² (774 sq.ft.)

TOTAL: 71.9 m² (774 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		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(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 up the main High Street turning left at the top and continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Continue on this road passing Blights Motors on your right hand side and take the next right hand turning onto Moreton Park Road. High Park Close will be the first turning on your left hand side. Upon entering the cul-de-sac, number 7 will be found approximately half way into the cul-de-sac on your left hand side clearly displaying a numberplate and For Sale notice.

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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