



Bond
Oxborough
Phillips

Changing Lifestyles

52 Devonshire Park
Bideford
Devon
EX39 5JF

Asking Price: £240,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

52 Devonshire Park, Bideford, Devon, EX39 5JF



A VERY APPEALING SEMI-DETACHED PROPERTY

- 3 Bedrooms
- Large Living Room, Kitchen / Diner & Conservatory
- Upstairs Bathroom
- Well-presented throughout, clean & vacant
- Enjoying fine river & country views thanks to its elevated position
- Simple & low-maintenance rear garden - perfect for barbecues & sunbathing
- The town & woodland & river walks are just a short distance away & there is a bus stop virtually outside
- Plentiful on-street parking



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There are many features that will make this 3 Bedroom property appealing.

Firstly, it enjoys fine river and country views thanks to its elevated position that is accessed via front steps. It is well-presented throughout, clean and vacant so is ready to be moved into without delay.

It offers plentiful living space for families with a large Living Room, a Kitchen / Diner and a Conservatory. The 3 Bedrooms on offer are of a good size and are served by an upstairs Bathroom.

The garden is simple and low-maintenance, perfect for barbecues and sunbathing without the hassle of ongoing maintenance.

The town and woodland and river walks are just a short distance away and there is a bus stop virtually outside as well as plentiful on-street parking. For those looking for an easy purchase then this will be for you.

Entrance Hall

UPVC double glazed door to property front. Carpeted stairs rising to First Floor. Useful understairs storage recess housing wall mounted gas fired boiler. Fitted carpet, radiator.

Living Room - 15'1" x 11'4" (4.6m x 3.45m)

A spacious room with UPVC double glazed window with country and river views. Fitted carpet, radiator, TV point.

Kitchen / Diner - 17'9" x 8'6" (5.4m x 2.6m)

Another spacious room with UPVC double glazed window to garden and opening to Conservatory. Equipped with a range of cream eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and 1.5 bowl sink and drainer with mixer tap over. Cooker included in sale. Space and plumbing for dishwasher and washing machine. Space for fridge / freezer. Ample space for dining table. Radiator, wood effect flooring.

Conservatory - 6'3" x 13'2" (1.9m x 4.01m)

UPVC double glazed window and UPVC double glazed door to rear garden and UPVC double glazed door to property front. Wood effect flooring.

First Floor Landing

Hatch access to loft space. Door to airing cupboard housing hot water tank and shelving. Fitted carpet.

Bedroom 1 - 12'5" x 10'2" (3.78m x 3.1m)

UPVC double glazed window enjoying country and river views. Fitted carpet, radiator.

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Bedroom 2 - 9'2" x 11'7" (2.8m x 3.53m)

UPVC double glazed window overlooking the rear garden. Fitted carpet, radiator.

Bedroom 3 - 9'1" x 7'3" (2.77m x 2.2m)

UPVC double glazed window enjoying country and river views. Fitted carpet, radiator.

Bathroom - 8'2" x 5'7" (2.5m x 1.7m)

A fully tiled Bathroom with UPVC obscure double glazed window. Close couple dual flush WC, pedestal wash hand basin and corner Jacuzzi bath with electric shower over. Extractor fan, down lights.

Outside

To the rear of the property is a fully enclosed terraced garden being mainly paved and housing a useful storage shed.

On-street parking is available to the front of the property.

Council Tax Band

B - Torridge District Council

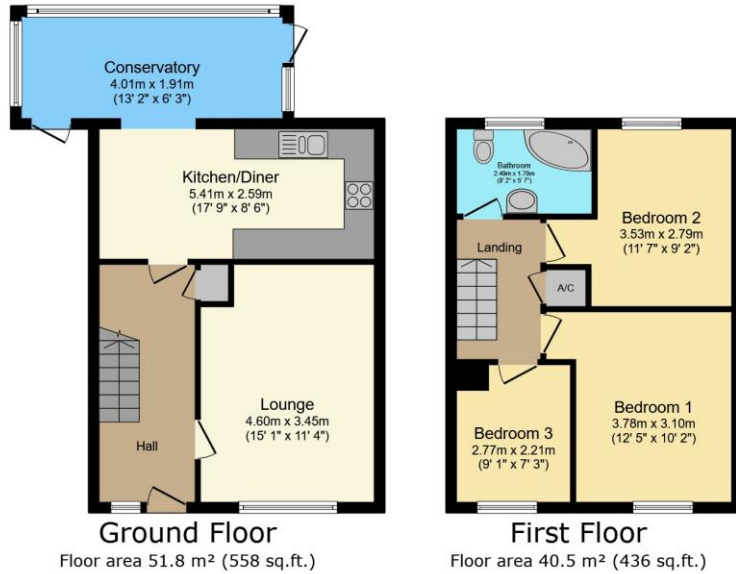
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Have a property to sell or let?

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: 92.3 m² (994 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		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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Directions

From Bideford Quay proceed towards Torrington taking the right hand turning signposted Devonshire Park. Continue on this road up the hill and bear right. As the road levels out, continue straight on and follow the road as it bears around to your left to where number 52 will be situated on your left hand side clearly displaying a numberplate.