



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Pynes Walk  
Bideford  
Devon  
EX39 3EW

**Asking Price: £197,000 Freehold**



Changing Lifestyles

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bideford@boproperty.com

1 Pynes Walk, Bideford, Devon, EX39 3EW

## A METICULOUSLY PRESENTED END-OF-TERRACE HOUSE



- 2 double Bedrooms

- Open-plan Living / Dining Room with French doors opening to the low-maintenance rear garden
- Well-equipped & aesthetically pleasing Kitchen
  - Landing area providing ample space for leisure or work-related activities
  - Bathroom with 4-piece suite
- An ideal opportunity for first time buyers to embark on their property journey



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 property presents an exceptional opportunity to acquire a meticulously presented 2 double Bedroom end-of-terrace house. If you seek a property that offers immediate occupancy with minimal hassle, this is the ideal choice.**

**The house boasts an inviting open-plan Living and Dining area that seamlessly transitions through French doors to the fully enclosed and low-maintenance rear garden. The Kitchen is aesthetically pleasing and well-equipped. Upstairs, 2 spacious double Bedrooms are complemented by a substantial Landing area providing ample space for leisure or work-related activities. The Bathroom features a 4-piece suite, notably presented with impressive style.**

**This property presents an ideal opportunity for first time buyers to embark on their property journey with style and confidence.**

### **Entrance Porch**

UPVC double glazed door and window to property front. Tiled flooring. Glazed door to Entrance Hall.

### **Entrance Hall**

Carpeted stairs rising to First Floor. Door to storage cupboard. Fitted carpet.

### **Kitchen - 7'7" x 11'2" (2.3m x 3.4m)**

An attractive Kitchen equipped with a range of eye and base level cabinets with matching drawers, rolltop work surface with tiled splashback and single bowl sink and drainer. Space and plumbing for washing machine. Space for fridge / freezer. Wall mounted gas fired combination boiler. UPVC double glazed window overlooking front garden.

### **Living / Dining Room - 17'3" x 16'5" (5.26m x 5m)**

A spacious, open-plan room with UPVC double glazed French doors opening to the rear garden. Ample space for lounging and dining. Inset TV space in chimneybreast. Fitted carpet, TV point, radiator.

### **First Floor Landing - 18'1" x 5'6" (5.5m x 1.68m)**

A large Landing offering space for a reading area or for a Home Office. Hatch access to loft space. Door to large storage cupboard. Fitted carpet, radiator. UPVC double glazed window.

### **Bedroom 1 - 11'3" x 11'6" (3.43m x 3.5m)**

A spacious Main Bedroom with UPVC double glazed window. Fitted carpet, radiator.

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### **Bedroom 2 - 13'1" x 11'6" maximum (4m x 3.5m maximum)**

A spacious second Bedroom with UPVC double glazed window with countryside views. Fitted carpet, radiator.

### **Bathroom - 8' x 6'1" (2.44m x 1.85m)**

An attractive, fully tiled Bathroom with 4-piece suite comprising close couple dual flush WC, pedestal wash hand basin, bath and shower enclosure. Heated towel rail, attractive tile effect flooring. UPVC double glazed window.

### **Outside**

To the rear of the property is a fully enclosed, low-maintenance courtyard style garden featuring a range of bedded plants and shrubs. There is a useful brick-built Storage Shed with power and light connected. Access to the front of the property is via a side gate.

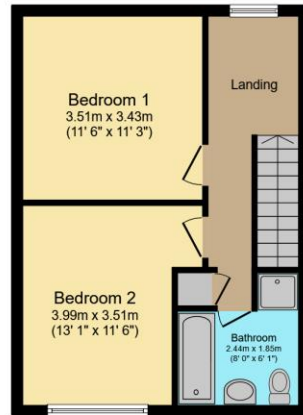
To the front of the property is a fully enclosed lawned garden providing kerb appeal. A paved pathway leads to the front door. The whole is enclosed by low wooden fencing.

### **Council Tax Band**

A - Torridge District Council



**Ground Floor**  
Floor area 40.7 m<sup>2</sup> (438 sq.ft.)



**First Floor**  
Floor area 39.0 m<sup>2</sup> (420 sq.ft.)

TOTAL: 79.7 m<sup>2</sup> (858 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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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. At the pedestrian crossing, continue straight onto Clovelly Road taking the fourth right hand turning onto Pynes Lane. Pass the first left hand turning into Grenville Estate and park immediately on your left. Proceeding through the walkway, number 1 Pynes Walk will be found on your left hand side with a numberplate clearly displayed.

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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