



Bond
Oxborough
Phillips

Changing Lifestyles

139 Moreton Park Road
Bideford
Devon
EX39 3HA

Asking Price: £315,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

139 Moreton Park Road, Bideford, Devon, EX39 3HA



AN IMPRESSIVE DETACHED HOME OFFERING EVERYTHING A GROWING FAMILY COULD NEED

- 4 Bedrooms
- Large, light-filled Living Room overlooking the front garden
- Kitchen / Diner with ample space for family dining
- Formal Dining Room & practical Utility Room
- Second Reception Room opening directly to the rear garden
 - Upstairs Family Bathroom
 - Lovely rear garden
 - Garage
- This home is perfect for those looking for a family-sized property



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Overview

This impressive 4 Bedroom semi-detached home offers everything a growing family could need, with a range of living spaces and versatile accommodation spread across 2 floors. From the spacious Reception Hall to the charming courtyard garden, this property provides both comfort and convenience.

Upon entering, you are greeted by a welcoming Reception Hall which leads to a large, light-filled Living Room. The room features 2 expansive UPVC double glazed windows overlooking the front of the property, and a cosy coal effect gas fire set in a marble surround creates a warm and inviting atmosphere.

The Kitchen / Diner offers ample space for family dining and is well-equipped with a range of cream cabinetry, a built-in dishwasher and an included Rangemaster electric cooker. An opening leads to a formal Dining Room which could easily serve as a Play Room, Office or Sitting Room. This space flows seamlessly into a second Reception Room with French doors opening directly to the rear garden - perfect for indoor-outdoor living.

The Kitchen is complemented by a practical Utility Room, offering space for a washing machine, tumble dryer and fridge / freezer, along with access to the rear garden and housing the gas fired boiler.

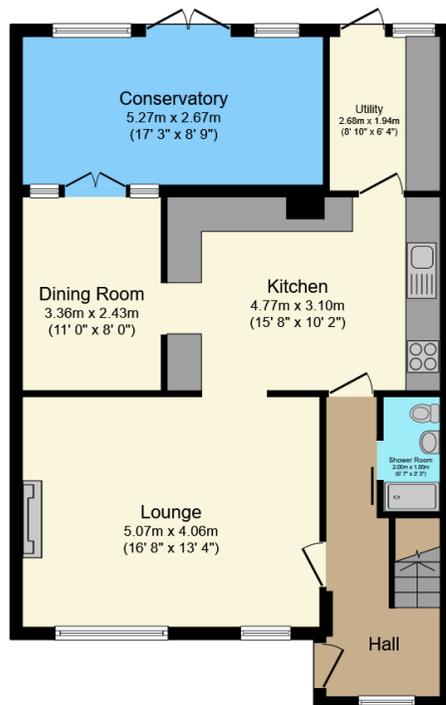
Upstairs, the Landing is spacious and offers 2 built-in wardrobes and access to the loft. To the front of the house are 2 generous double Bedrooms, while at the rear are a further double Bedroom, a single Bedroom and a fully tiled family Bathroom with a 3-piece suite.

Externally, the property benefits from a fully enclosed, low-maintenance artificial lawn to the front, along with a paved pathway leading to the side garden and rear garden via a wooden gate. The rear garden offers a lovely private space with artificial grass and attractive raised bedding areas. Steps lead to a rear gate providing access to the Garage, which is equipped with power, light and water, and is enclosed by wrought iron gates leading to a small driveway.

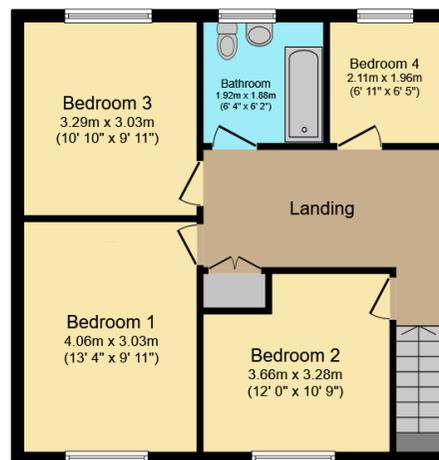
This home is perfect for those looking for a family-sized property with a fantastic blend of practicality and charm, offering ample living space, a private garden and the convenience of a Garage and driveway parking.

Council Tax Band

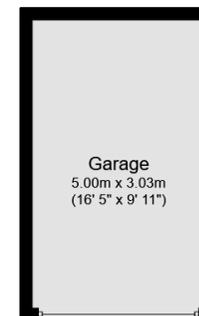
B - Torridge District Council



Ground Floor
Floor area 77.1 m² (830 sq.ft.)



First Floor
Floor area 54.5 m² (586 sq.ft.)



Garage
Floor area 15.2 m² (163 sq.ft.)

TOTAL: 146.8 m² (1,580 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



139 Moreton Park Road, Bideford, Devon, EX39 3HA



Changing Lifestyles

01237 479 999
bideford@boproperty.com

139 Moreton Park Road, Bideford, Devon, EX39 3HA



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 take the first right hand turning onto Abbotsham Road. Passing the College on your left hand side, take the next left hand turning onto Moreton Park Road. Continue up the road for a fair distance to where number 139 will be situated on your left hand side clearly displaying a numberplate.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999
bideford@boproperty.com

We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

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.

Please do not hesitate to contact
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+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

