



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

21 Meadow Park  
Bideford  
Devon  
EX39 3HD

**Asking Price: £270,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

21 Meadow Park, Bideford, Devon, EX39 3HD

AN ATTRACTIVE SEMI-DETACHED HOUSE OFFERING STYLE, PRACTICALITY & CHARM



- 3 Bedrooms
- Neat lawned front garden & driveway parking
  - Warm & inviting Lounge
  - Kitchen / Diner with doors opening to the delightful rear garden
  - Contemporary Shower room
- With its prime location, spacious layout, & thoughtfully designed features, this is a property not to be missed



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## Overview

**Nestled on a popular road in one of Bideford's most sought after residential areas, this attractive 3 Bedroom semi-detached house is the perfect combination of style, practicality, and charm. With its appealing exterior and thoughtfully designed interior, this home offers everything a family or couple could desire.**

**As you approach, you'll be greeted by a neat lawned front garden, complemented by driveway parking, with the potential to extend if additional space is required. Stepping inside, the spacious Entrance Hall welcomes you with its tiled flooring and handy understairs storage, setting the tone for the well-proportioned rooms beyond.**

**The Lounge is a warm and inviting space, featuring a striking fireplace as its centrepiece and a large picture window that fills the room with natural light while providing views of the front garden.**

**The heart of the home is undoubtedly the Kitchen / Diner, a versatile and practical area that caters perfectly to modern living. It boasts a range of wooden eye and base-level cabinets, a built-in oven and hob with an extractor overhead, and ample space for a dining table. Additional provisions for a washing machine and fridge / freezer ensure convenience, while the wall mounted gas fired boiler is discreetly positioned. From the Kitchen, sliding doors lead to a delightful decked garden area, thoughtfully covered for year-round use. This space even includes a charming wooden bar, crafted from a converted shed - ideal for entertaining or relaxing in all seasons.**

**Beyond the decked area lies a fully enclosed lawned garden with a sunny southerly aspect, perfect for enjoying outdoor activities. A useful storage shed runs alongside the house, providing additional practicality.**

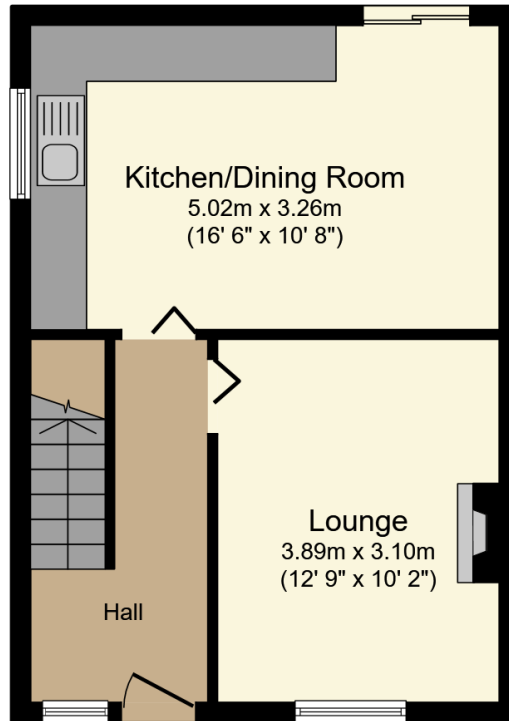
**Upstairs, the First Floor accommodates 2 generously sized double Bedrooms, 1 of which features a large built-in storage cupboard. The third Bedroom is a well-proportioned single, making it ideal as a child's room or home office. The contemporary Shower Room adds a touch of luxury, with its double shower enclosure and rainforest showerhead offering a spa-like experience.**

**This home has been lovingly cared for, with time and effort invested in creating an impressive property that seamlessly blends indoor and outdoor living. It is perfectly suited to families or couples seeking a home that offers both space and charm.**

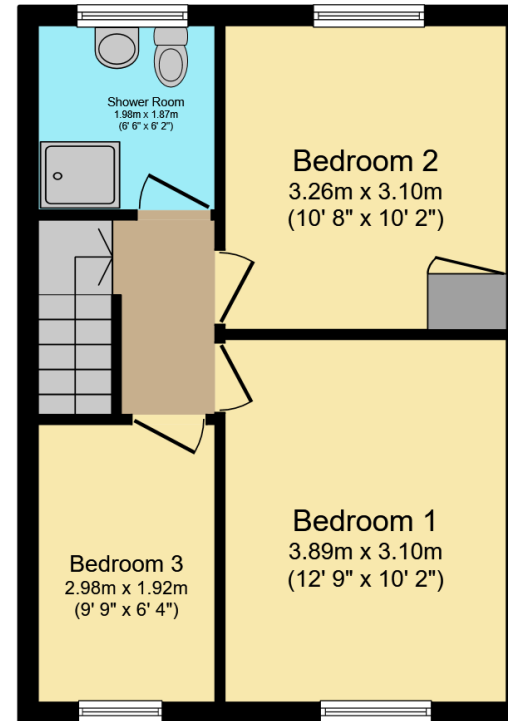
**With its prime location, spacious layout, and thoughtfully designed features, this is a property not to be missed. Arrange a viewing today to fully appreciate all that this wonderful home has to offer!**

### Council Tax Band

B - Torridge District Council



**Ground Floor**  
Floor area 36.4 m<sup>2</sup> (392 sq.ft.)



**First Floor**  
Floor area 36.4 m<sup>2</sup> (392 sq.ft.)

**TOTAL: 72.8 m<sup>2</sup> (783 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](http://www.Propertybox.io)



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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 very top and take the next right hand turning onto Abbotsham Road passing Bideford Medical Centre and Hospital on your right hand side. Upon reaching Bideford College, take the next left hand turning onto Moreton Park Road. Follow the road around and take the second right hand turning into Meadow Park where number 21 will be situated after a short distance 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.

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.

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

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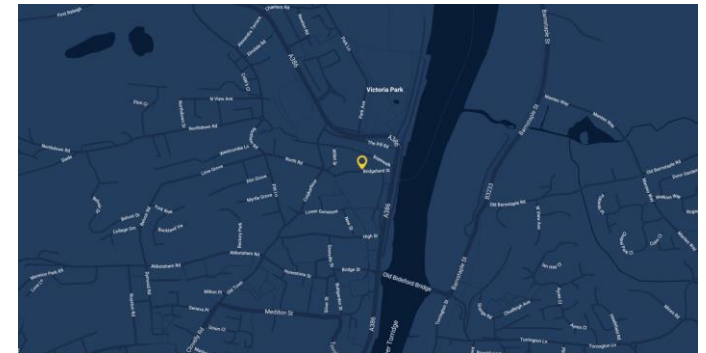
### Have a property to sell or let?

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.

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+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	