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Changing Lifestyles

115 Abbotsham Road
Bideford
Devon
EX39 3AP

Asking Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

115 Abbotsham Road, Bideford, Devon, EX39 3AP

A BEAUTIFULLY PRESENTED MID-TERRACE HOUSE



- 3-4 Bedrooms (1 En-suite)
- Accommodation arranged over 3 floors
- Charming Living Room with wood burning stove & large box-bay window
- Wonderful Kitchen / Diner with doors opening to the rear garden
- Low-maintenance rear garden with Garden Room / Studio
- Lovely, contemporary First Floor Bathroom
- On-street parking available on nearby roads
 - Don't miss the opportunity to view this characterful & distinctive property



Situated on the highly sought after Abbotsham Road, this beautifully presented 3-4 Bedroom mid-terraced house offers a unique blend of charm, versatility, and modern living. With its appealing layout and artistic touches, this home is perfect for families, couples, or those seeking a creative and inspiring space.

The accommodation is thoughtfully arranged over 3 floors, featuring an impressive En-suite Main Bedroom on the Top Floor, 2 additional double Bedrooms, and an occasional single Bedroom or Home Office. The charming Living Room, with its wood burning stove and large box-bay window, is a cosy retreat that fills with natural light, creating a warm and inviting atmosphere. The heart of the home is, undoubtedly, the wonderful Kitchen / Diner, which combines a well-equipped Kitchen with a sociable dining area, making it a perfect second living space. From here, doors open to a fully enclosed, low-maintenance rear garden designed for enjoyment year-round.



The garden, itself, is a tranquil haven, complete with a Garden Room or Studio featuring a convenient WC, ideal for artists, home workers, or as a peaceful retreat.

A lovely, contemporary Bathroom enhances the comfort and style of the home, while the entire property is presented in a unique and creative style, perfectly suited to those with an eye for detail and individuality.

With on-street parking available on nearby roads and flexible accommodation that adapts to your needs, this property truly stands out. Whether you're looking for a welcoming family home or a space to nurture your creativity, this house offers it all. Don't miss the opportunity to view this characterful and distinctive property – book your viewing today and experience its charm for yourself!

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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.



Internal Description

Panelled entrance door to Entrance Porch

Entrance Porch

Space for cloaks. Wood effect flooring, dado rail. Stained glass door with matching sidelight windows to Hallway.

Hallway

Carpeted stairs rising to First Floor with useful recess under. Wood effect flooring, radiator, wall light, telephone point.

Lounge - 12'9" (3.89m) x 17'4" (5.28m) into bay window

UPVC double glazed box-bay window. Superb feature fireplace housing wood burning stove with slate hearth. Radiator, coved ceiling, fitted carpet.

Kitchen / Diner - 16'10" x 14'6" (5.13m x 4.42m)

An 'L' shape room with stainless steel single drainer sink unit with mixer taps set into roll edged worktop surface with cupboards under. Further worktop surface with cupboards under and tiled splashbacking. Rangemaster cooker (included in the sale). Space for American style fridge / freezer. Integrated dishwasher. Ample space for dining table. Fireplace housing wood burning stove on a slate hearth. Radiator, wood effect flooring. UPVC double glazed French doors and sidelight windows opening to the garden. UPVC double glazed window.

Sun Room - 7'3" x 10'1" (2.2m x 3.07m)

2 UPVC double glazed windows. Stained pine floorboards. This room would make a great space for an office or studio. Door to WC / Utility.

WC / Utility

WC. Space and plumbing for washing machine.

First Floor Landing

Fitted carpet.

Bedroom 2 - 17'1" (5.2m) into bay window x 11'3" (3.43m)

UPVC double glazed box-bay window with a pleasant outlook. TV point, radiator, fitted carpet.

Bedroom 3 - 13'11" x 10'5" (4.24m x 3.18m)

UPVC double glazed window. Built-in wardrobes with sliding doors (one of which houses the gas fired combination boiler). Fitted carpet.

Study - 6'2" x 10'11" (1.88m x 3.33m)

UPVC double glazed window. Space for office or reading area. Stairs rising to Second Floor with useful understairs storage area.

Bathroom - 5'9" x 7'7" (1.75m x 2.3m)

'P' shaped bath with mixer tap and shower in tiled surround, pedestal wash hand basin and close couple WC.

Feature wall cladding. Heated towel rail. UPVC obscure double glazed window.

Second Floor Main Bedroom - 16'4" x 11'10" (4.98m x 3.6m)

A double aspect room with 2 double glazed Velux roof lights with views to Bideford Bridge. Built-in eaves storage cupboards. Radiator, fitted carpet.

En-suite Shower Room

White suite comprising shower enclosure, wash hand basin and close couple WC. Double glazed Velux roof light. Useful shelving. Heated towel rail.

Outside

To the front of the property is an easily maintained and enclosed front garden with steps down to street level.

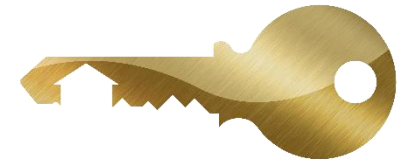
To the rear of the property is a delightful garden with a block-paved patio which is nicely covered. This leads onto the rest of the garden which is also largely paved and features a variety of mature shrubs. The garden is bound by mature stone walls and there is a gate giving pedestrian rear access.

On-street parking is available on nearby roads.

Council Tax Band B - Torridge District Council



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TOTAL: 129.4 m² (1,393 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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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. Continue along passing Bideford Medical Centre on your right hand side to where number 115 will be seen on your left hand side with a numberplate and For Sale board clearly displayed.

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

5 Bridgeland Street
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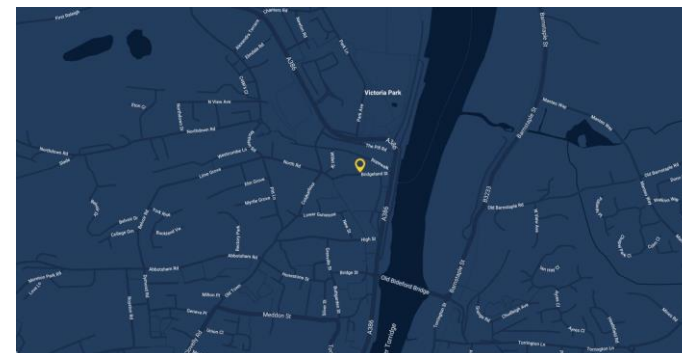
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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	