



Bond
Oxborough
Phillips

Changing Lifestyles

25 Capern Road
Bideford
Devon
EX39 3DY

Asking Price: £250,000 Freehold

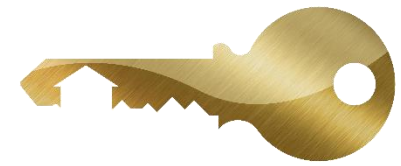


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01237 479 999
bideford@boproperty.com

25 Capern Road, Bideford, Devon, EX39 3DY

AN IMPRESSIVELY SPACIOUS SEMI-DETACHED HOME



- 3 Bedrooms
- Annexe extension with private entrance, a well-sized room & a wet room
 - Bright & inviting Lounge
- Conservatory, overlooking the garden
 - Large Kitchen / Dining Room
 - Ground Floor Bathroom
 - Spacious rear garden
- Uninterrupted views across to the Estuary & to Exmoor beyond
 - Off-road parking
- This home is perfect for growing families or those looking for adaptable living arrangements



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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Welcome to 25 Capern Road, an impressively spacious 3 Bedroom semi-detached home that offers a unique blend of practicality, versatility, and character. This home benefits from a peaceful setting surrounded by open green space while remaining within easy reach of local amenities and transport links.

The property has been thoughtfully extended to the side, creating a fantastic Annexe. With its own private entrance, a well-sized room, and a modern wet room, this space is ideal for multi-generational living, or accommodating guests. The flexibility of this Annexe is a real highlight, allowing it to adapt to a range of needs.

The main house features a welcoming and airy layout. From the Entrance Hallway, you'll find a bright and inviting Lounge with plenty of space for relaxing or entertaining, which flows seamlessly into the Conservatory, overlooking the garden and providing the perfect spot for dining, relaxing, or enjoying the garden views year-round. A large Kitchen / Dining Room, offers ample storage and workspace. The Ground Floor also benefits from a well-appointed Bathroom, conveniently located for easy access.

Upstairs, there are 2 generously sized double Bedrooms, and a third single, each filled with natural light and offering flexible living arrangements. Whether used as bedrooms, a home office, or hobby spaces, they provide plenty of options for any buyer.

Externally, the property is equally impressive. The rear garden offers ample space for outdoor enjoyment, with opportunities for gardening, play, or entertaining. The open green areas surrounding the property add to its sense of peace and seclusion, making it feel like a tranquil retreat despite its town location, and lending uninterrupted views across to the Estuary and to Exmoor beyond. With off-road parking and a practical layout, this home is perfect for growing families or those looking for adaptable living arrangements.

25 Capern Way is a property with endless potential, offering a fantastic opportunity for a variety of buyers. Early viewing is highly recommended to fully appreciate all it has to offer. Contact us today to arrange your visit.

Council Tax Band

A with Improvement Indicator - Torridge District Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

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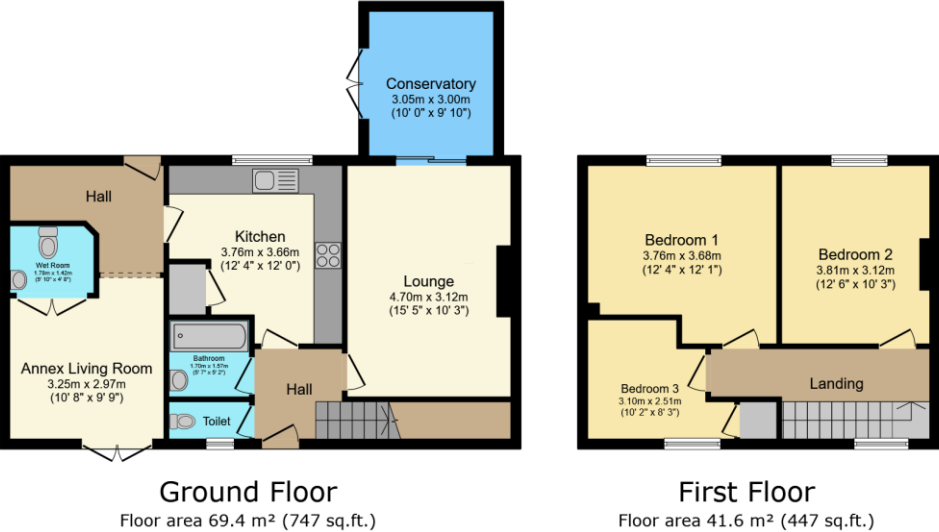
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Have a property to sell or let?

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(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	

Directions

From Bideford Quay proceed up the main High Street. Turn left at the top and continue past the Fire Station into Old Town. At the junction, continue straight onto Clovelly Road travelling to the top of the hill. Turn right into Waterloo Terrace and continue down the hill onto Capern Road. Number 25 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.

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 able 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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