



Bond
Oxborough
Phillips

Changing Lifestyles

9 Devonshire Park
Bideford
Devon
EX39 5HZ

Asking Price: £250,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

9 Devonshire Park, Bideford, Devon, EX39 5HZ

A BEAUTIFULLY PRESENTED FAMILY HOME



- 3 Bedrooms

- First Floor Bathroom & Ground Floor Cloakroom
- Spacious Living Room with large picture window enjoying stunning country & river views
- Kitchen / Diner with door opening to the rear garden
- Sunny, south-west-facing enclosed rear garden - perfect for relaxation, play, or entertaining
 - Garage & driveway parking
- Updated gas fired central heating & owned solar panels
- White goods included in the sale & furniture available for sale by separate negotiation
- No onward chain



Bideford is a peaceful old world 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 beautifully presented 3 Bedroom family home offers spacious and versatile living, arranged over 3 floors and perfectly suited for families or first time buyers. Thoughtfully designed and energy-efficient, this property combines modern comforts with stunning views and a practical layout.

The home features 2 impressive double Bedrooms and a third single Bedroom, all served by a modern, contemporary Bathroom. A convenient Ground Floor Cloakroom adds to the practicality of the layout. The spacious Living Room is a bright and welcoming space, featuring a large picture window with stunning country and river views. The same views can also be enjoyed from Bedrooms 1 and 3.

Ample built-in storage throughout the home ensures clutter-free living, while the fully equipped modern Kitchen / Diner is the heart of the property. Sliding doors lead from the Kitchen to a sunny, south-west-facing enclosed rear garden, perfect for relaxation, play, or entertaining.

Additional benefits include a Garage and driveway parking, updated gas fired central heating, and owned solar panels that not only reduce energy costs but also generate an income of approximately £400 a year. The inclusion of white goods makes this home particularly appealing to first time buyers, with furniture available by separate negotiation.

With no onward chain, this property offers a seamless transition to its new owners, though it will not be available for move-in until early July. Don't miss the opportunity to secure this spacious, energy-efficient home – arrange your viewing today!

UPVC double glazed door to property front

Entrance Hall

Built-in shelved utility cupboard with washing machine (included in the sale). Carpeted stairs rising to First Floor with useful understairs storage recess. Further cupboard. Wood effect flooring, radiator.

Cloakroom

2-piece suite comprising WC and wash hand basin. Radiator, wood effect flooring. Obscure UPVC double glazed window.

First Floor Landing

UPVC double glazed window. Space here for a home office or reading area. Carpeted stairs rising to Second Floor. Fitted carpet, radiator.

Kitchen / Dining Room - 17'4" x 11'3" (5.28m x 3.43m)

A light and airy Kitchen equipped with a range of eye and base level units with work surfaces and inset stainless steel sink. Built-in 4-ring gas hob with extractor canopy over, built-in eye-level double oven. Fridge / freezer and dishwasher (both included in the sale). Space for large dining table. Wood effect flooring. UPVC double glazed sliding doors providing access to the rear garden. UPVC double glazed window to rear garden.

Sitting Room - 11'2" x 14'4" (3.4m x 4.37m)

A spacious room at the front of the property taking full advantage of the views towards the open countryside and the River Torridge via the UPVC double glazed window. TV point, fitted carpet, radiator.

Second Floor Landing

Hatch access to partially boarded loft space (housing gas fired boiler) with drop-down ladder. Door to shelved airing cupboard. Fitted carpet.

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Bedroom 1 - 11' x 14'4" (3.35m x 4.37m)

A delightful at the front of the property taking full advantage of the views towards the open countryside and the River Torridge via the UPVC double glazed window. Fitted carpet, radiator.

Bedroom 2 - 10'4" x 11'2" (3.15m x 3.4m)

UPVC double glazed window overlooking the rear garden. Free-standing mirror-fronted wardrobes (included in the sale). Fitted carpet, radiator.

Bedroom 3 - 8'10" x 7'2" (2.7m x 2.18m)

UPVC double glazed window enjoying views of open countryside and the River Torridge via the UPVC double glazed window. Fitted carpet, radiator.

Bathroom

An attractive and contemporary tiled Bathroom with 3-piece suite comprising close couple dual flush WC, cabinet mounted wash hand basin and bath with rainforest head shower and hand shower attachment over. Extractor fan, heated towel rail, wood effect flooring, down lights. Obscure UPVC double glazed window.

Outside

To the front of the property is a lawned garden with driveway parking to the side of this which leads to the Garage.

To the rear of the property is a fully enclosed, south-westerly facing garden which comprises a patio area immediately off the Kitchen / Dining Room. This leads onto an area of lawn. The whole is enclosed by fencing and has rear pedestrian access.

Agents Note

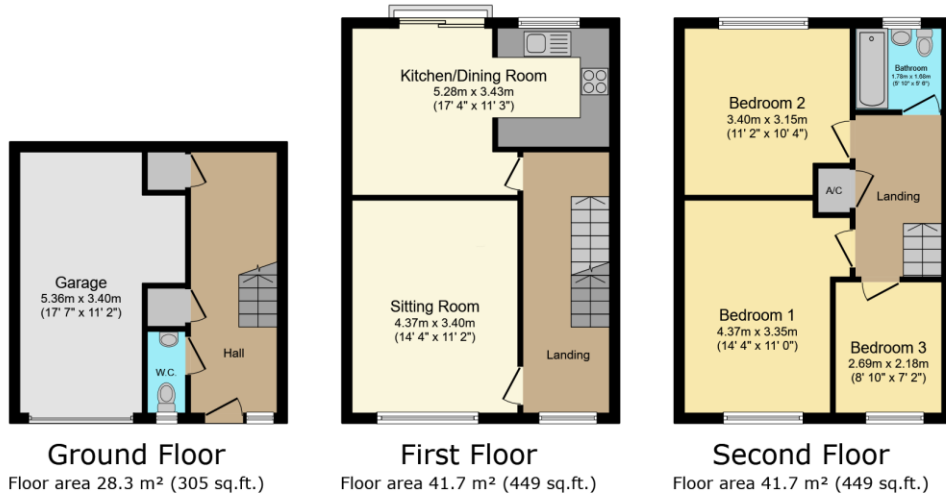
Furniture is available for sale by separate negotiation.

Council Tax Band

B - Torridge District Council

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TOTAL: 111.8 m² (1,203 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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	

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Directions

From Bideford Quay proceed towards Torrington. After approximately a quarter of a mile, take the right hand turning signposted Devonshire Park. Follow the road bearing right into the development taking the first left hand turning. Number 9 will be situated on your left hand side clearly displaying a numberplate and For Sale board.