



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Heathfield Road  
Bideford  
Devon  
EX39 4BU

**Asking Price: £250,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**

10 Heathfield Road, Bideford, Devon, EX39 4BU

## AN IMPRESSIVE END-OF-TERRACE HOME WITH GREAT PARKING



- 3 Bedrooms
- Understairs Cloakroom
- 'L' shape Living / Dining Room
- Modern Kitchen opening to the Conservatory overlooking the fully enclosed rear garden
- Garden with lawn, decked area, side access, & a spacious storage shed
- Upstairs contemporary Bathroom
- Large driveway parking & additional on-street parking
- Meticulously maintained with a high quality finish throughout, this home is ideal for couples & families seeking a blend of space & modern amenities



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## Overview

**This impressive 3 Bedroom end-of-terrace home offers a harmonious blend of comfort and modern design whilst offering great parking and plentiful living space.**

**The Entrance Hall welcomes you, and features a convenient Cloakroom discreetly positioned under the stairs as well as a gas fired boiler. The open 'L' shaped Living / Dining Room, illuminated by contemporary ceiling lights, provides ample space for both lounging and dining whilst seamlessly flowing into a sleek, modern Kitchen. This culinary space boasts a built-in eye-level double oven, integrated fridge / freezer, built-in 4-ring gas hob, integrated washing machine, larder cupboard, and subtle plinth lighting. An opening leads to the Conservatory, a perfect retreat equipped with a fitted bar, ideal for evening relaxation while overlooking the fully enclosed rear garden. This outdoor space features a lawn, decked area, side access, and a spacious storage shed at the rear.**

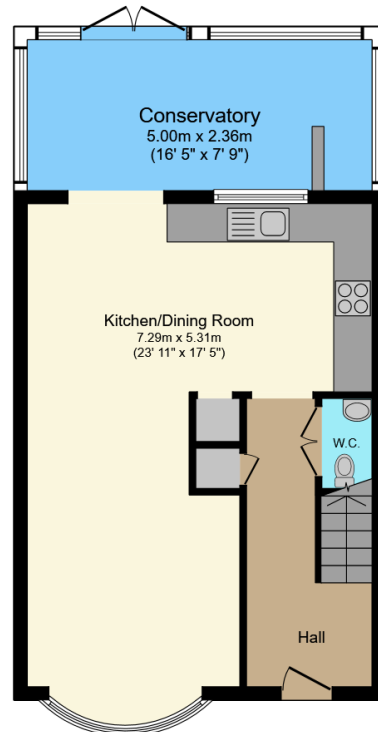
**Upstairs, 3 generously sized Bedrooms provide ample space for family living, each offering comfort and versatility. The contemporary Bathroom is thoughtfully designed with a 'P' shaped bath featuring a rainforest showerhead, a cabinet mounted wash hand basin, and a close couple WC.**

**Externally, the property boasts a large driveway capable of accommodating a motorhome, complemented by additional on-street parking. The low-maintenance front garden offers a charming space to sit and unwind, while the rear of the house provides picturesque countryside views, creating a tranquil retreat from the hustle and bustle of daily life.**

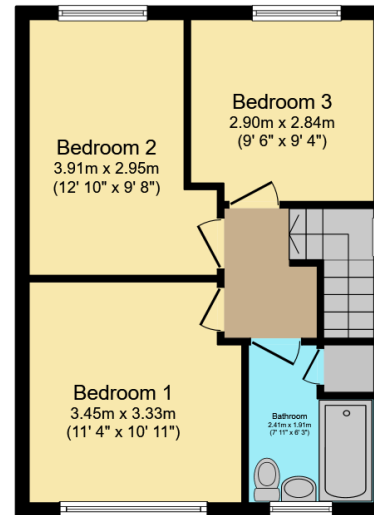
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### Council Tax Band

B - Torridge District Council



**Ground Floor**  
Floor area 55.7 m<sup>2</sup> (599 sq.ft.)



**First Floor**  
Floor area 40.7 m<sup>2</sup> (438 sq.ft.)

**TOTAL: 96.4 m<sup>2</sup> (1,038 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 across the Old Bideford Bridge. At the mini roundabout, continue straight onto Torrington Lane. Proceed almost to the top of the hill and just prior to the mini roundabout, turn left onto Heathfield Road. Continue on this road to where number 10 will be situated on your right 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.

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

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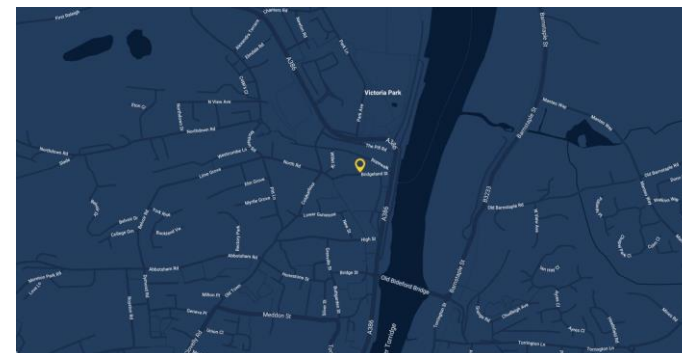
### Have a property to sell or let?

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>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	