



Bond
Oxborough
Phillips

Changing Lifestyles

41 Blackmore Avenue
Bideford
Devon
EX39 3TG

Offers In Excess Of: £220,000
Freehold

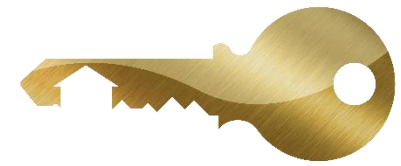


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01237 479 999
bideford@boproperty.com

41 Blackmore Avenue, Bideford, Devon, EX39 3TG

A MODERN & IMMACULATELY PRESENTED HOME



- 2 Bedrooms
- Living space spanning the width of the home
 - Stylish fitted Kitchen
 - Ground Floor Cloakroom & First Floor Bathroom
 - 2 parking spaces to the front
 - Sunny, low-maintenance rear garden
- A great buy for young couples, first time buyers or buy-to-let investors



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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This modern and beautifully presented home is situated in one of Bideford's most sought after developments and is an excellent opportunity for first-time buyers, young couples, or buy-to-let investors.

Offering deceptively spacious accommodation, the property boasts 2 generously sized double Bedrooms and a stylish, fully fitted Kitchen, making it move-in ready with no work required. The living space spans the full width of the home, creating a bright and inviting environment, perfect for relaxing or entertaining. A Ground Floor Cloakroom adds convenience, while the Family Bathroom is located upstairs.

Externally, the home continues to impress with 2 allocated parking spaces at the front and a sunny, low-maintenance rear garden arranged over 2 levels, providing a great outdoor space to enjoy.

With the current market favouring well-presented, ready-to-move-into homes, this property offers a fantastic chance to secure a modern home in a desirable location.

Entrance Hall

On immediate entry into the property, you appreciate the high standard and finish of this modern home. Wood effect laminate flooring, radiator, electric consumer unit, telephone point, smoke alarm. Stairs rising to First Floor with built-in understairs storage cupboard. Archway to Kitchen.

Kitchen - 8'10" x 8'4" (2.7m x 2.54m)

A contemporary style Kitchen with plentiful cupboard space including white gloss eye and base units, rolltop work surfaces and inset stainless steel sink unit. Built-in Smeg electric oven and 4-ring gas hob with extractor hood over. Space and plumbing for washing machine, space for fridge / freezer. Cupboard housing Ideal gas fired combination boiler. Wood effect laminate flooring, smoke alarm, CO2 alarm. UPVC double glazed window to front elevation with white window shutters.

Cloakroom - 3'3" x 7'7" (1m x 2.3m)

Close couple push button flush WC and pedestal hand wash basin with mixer tap and tiled splashbacking.

Lounge / Diner - 14'1" x 15'1" (4.3m x 4.6m)

This is a good size room with ample space for both lounge and dining furniture. The morning sun shines beautifully through the UPVC double glazed window at the rear elevation. Hard flooring, radiator, TV point. UPVC double glazed door to rear garden.

First Floor Landing

Built-in airing cupboard. Hatch access to loft space. Fitted carpet, radiator.

Bedroom 1 - 15'1" x 9'3" (4.6m x 2.82m)

A double size room with UPVC double glazed window with white window shutters to rear elevation. Built-in wardrobe with lighting and sliding doors. Fitted carpet, radiator, TV point.

Bedroom 2 - 15'4" x 8'4" (4.67m x 2.54m)

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Another good size double room with plenty of space for Bedroom furniture. Radiator, fitted carpet. UPVC double glazed window with white window shutters to front elevation.

Bathroom - 6'4" x 8'3" (1.93m x 2.51m)

3-piece white suite comprising pedestal hand wash basin with mixer tap and tiled splashbacking, close couple push button flush WC and bath with mixer tap, overhead shower, glass shower screen and tiled surround. Vinyl flooring, radiator, extractor fan. Useful built-in over-stairs storage cupboard. UPVC obscure double glazed window with white window shutters to front elevation.

Outside

Immediately from the Lounge / Diner is an attractive patio that has plenty of space for garden furniture and ample room for pots and planters. Steps lead down to the lower tier of the garden which is laid to stone chippings and where there is space for a Storage Shed. There is gated rear pedestrian access from this part of the garden.

To the front of the property is a small stone chipping area which could be suitable for a bench or pots and planters. The property comes with 2 allocated parking space to the front of the property.

Important Information

We are advised by the vendors that there is a Maintenance Charge of £97.61 payable half yearly to Chamonix Management Company Limited for future management of the estate and maintenance of areas of open space.

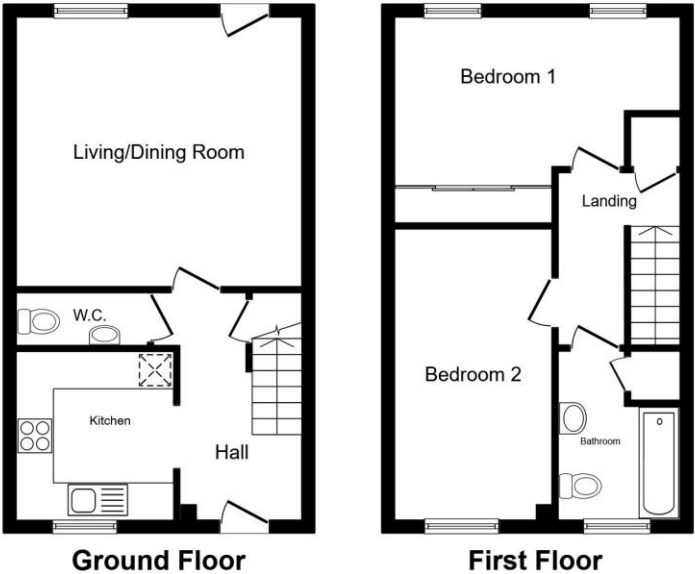
Council Tax Band

B – Torridge District Council

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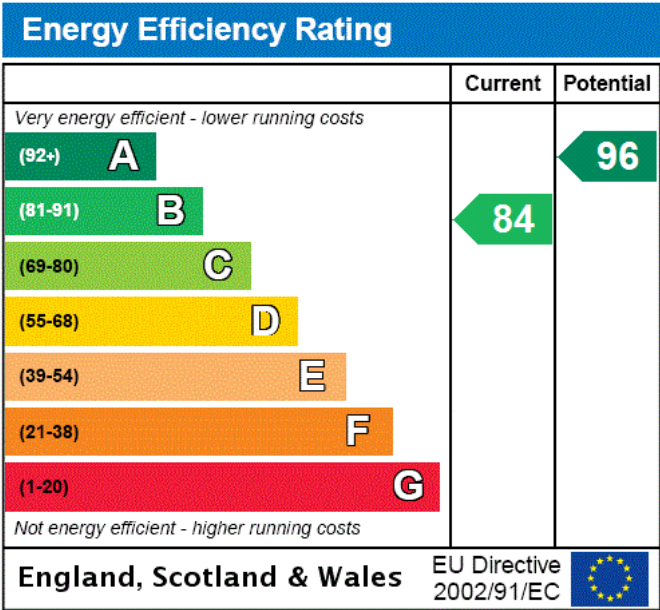
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions

From Bideford Quay proceed up the main High Street turning left at the top and take the first right hand turning onto Abbotsham Road. Travel through the traffic lights passing Bideford College on your left hand side. Take the third left hand turning and towards the top of the road, bear right. Continue to the top of this road turning right. Continue along this road for a short distance until the property is found on your right hand side clearly displaying a numberplate.

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.



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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