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Changing Lifestyles

18 Rogers Crescent
Bideford
Devon
EX39 4FT

Asking Price: £279,950 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

18 Rogers Crescent, Bideford, Devon, EX39 4FT

A BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME



- 4-5 Bedrooms (1 En-suite)
- Dining Room / Bedroom 5
- Modern Kitchen / Diner with doors leading to the private rear garden
- Bright & airy Living Room with large bay window & Juliet Balcony
- Contemporary Bathroom
- Private enclosed garden – approximately 26' x 15' (7.92m x 4.57m)
- Single En-bloc Garage with parking space in front
 - Perfect for buy-to-let investors or for families looking for a spacious, well-located home



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Overview

This beautifully presented 4 Bedroom semi-detached home offers a perfect balance of contemporary living and convenience. Located in a popular residential area on the edge of Bideford, the property is within easy reach of local amenities, a major supermarket, and the scenic River Torridge, with the town centre just over a mile away. Ideal for growing families or as a high-yield rental investment, this home provides both comfort and practicality in a well-connected setting.

Spread over 3 floors, the property is thoughtfully designed to meet the needs of modern lifestyles and enjoys an open aspect. On the Ground Floor, a welcoming Entrance Hall with stylish oak laminate flooring leads to a Cloakroom. At the rear, the spacious, open-plan Kitchen / Dining Room serves as the heart of the home. Featuring sleek base and eye-level units, a 4-ring gas hob with extractor hood, an integrated dishwasher, and space for a fridge / freezer and washing machine, this space is both functional and stylish. Double doors open directly onto the private rear garden, making it perfect for entertaining or relaxed family meals. At the front of the property, a versatile fifth Bedroom is currently used as a formal Dining Room but could easily be converted back into a Bedroom, if required.

On the First Floor, the light and airy Living Room benefits from a large bay window and a Juliet Balcony, allowing natural light to flood the space and creating a bright and welcoming atmosphere. Also on this level is a well-proportioned double Bedroom and a recently upgraded Family Bathroom, complete with a modern 3-piece suite.

The Top Floor hosts 3 further Bedrooms, including the spacious Master Suite, which features a fitted wardrobe and a contemporary En-suite Shower Room. The additional Bedrooms offer flexible living arrangements, ideal for family members, guests, or even a home office.

Outside, the private rear garden extends approximately 26' x 15' (7.92m x 4.57m) and is enclosed by timber fencing and stone blockwork, providing a safe and secure space for children or pets. A patio area, directly accessible from the Kitchen, offers the perfect spot for summer barbecues and outdoor dining, while the remaining garden is laid to lawn. A rear gate provides access to a Single En-bloc Garage, with an additional private parking space for 1 vehicle.

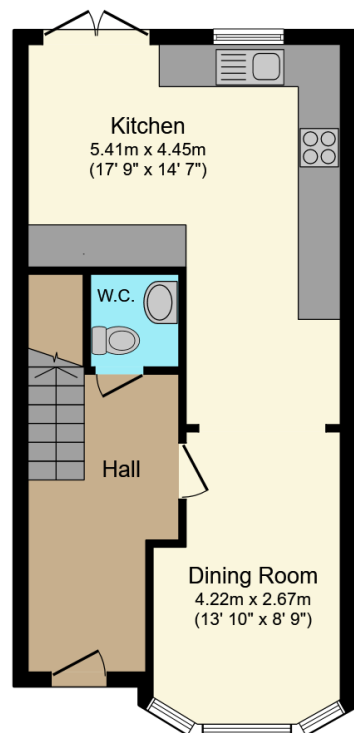
This property is perfectly positioned for those looking to enjoy everything Bideford has to offer, from its charming town centre and scenic riverside walks to excellent transport links and highly rated schools. Whether you're a growing family in search of more space or an investor looking for a lucrative rental opportunity, this home is not to be missed.

Agents Note

We are advised by the vendors that there is a Maintenance Charge of approximately £168.00 per annum payable for future management of the estate and maintenance of areas of open space.

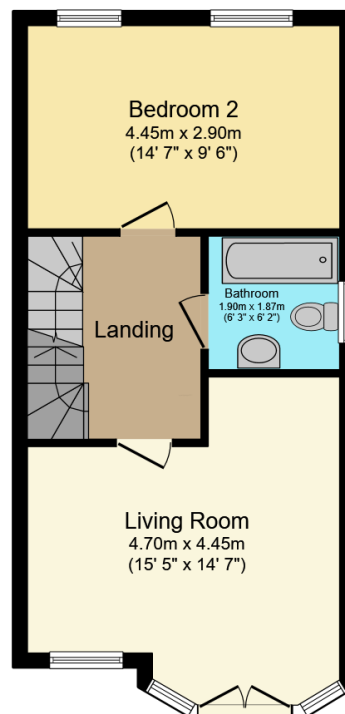
Council Tax Band

C - Torridge District Council



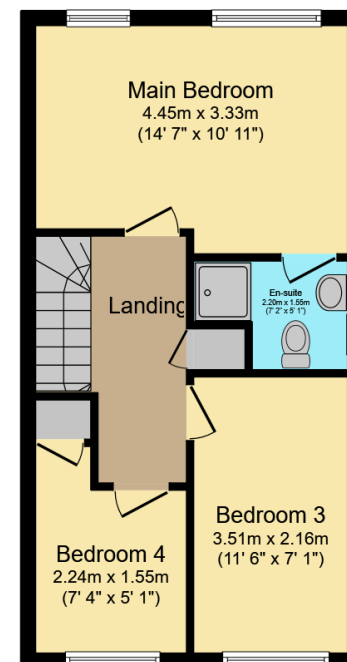
Ground Floor

Floor area 41.4 m² (446 sq.ft.)



First Floor

Floor area 41.4 m² (446 sq.ft.)



Second Floor

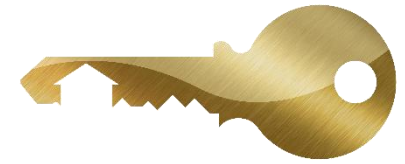
Floor area 39.7 m² (427 sq.ft.)

TOTAL: 122.6 m² (1,319 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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Area Information

East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's capital, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay, cross the Long Bridge and take the first exit at the mini roundabout towards Barnstaple. Continue past Tamar Trading before taking the next right hand turning onto Manteo Way. Take the second left hand turning into Watkins Way, then turn right into Rogers Crescent to where the property can be found on your right hand side after a short distance.

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+) A		
(81-91) B		88
(69-80) C	78	
(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	

