



Bond
Oxborough
Phillips

Changing Lifestyles

1 Sams Close
Bideford
Devon
EX39 3FY

Asking Price: £300,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

1 Sams Close, Bideford, Devon, EX39 3FY

A SPACIOUS & BEAUTIFULLY PRESENTED DETACHED HOME



- 3 Bedrooms (1 En-suite)
- Light-filled Kitchen / Diner with 3 windows
 - Separate Utility Room & Cloakroom
- Spacious Living Room with doors opening to the private, low-maintenance rear garden
 - Contemporary Main Bathroom
 - No onward chain
 - Off-road parking & Garage
 - Fibre broadband connectivity
- Viewing highly recommended to appreciate all this modern home has to offer



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 spacious and beautifully presented 3 Bedroom detached home is available for sale with no onward chain, offering an excellent opportunity for buyers seeking modern living in a convenient location. Situated within a popular modern development on the outskirts of Bideford, the property enjoys easy access to a variety of amenities, while the nearby A39 provides excellent links to Barnstaple, Bude and beyond.

Designed for comfort and practicality, the home boasts an inviting, light-filled Kitchen / Diner, enhanced by 3 UPVC double glazed windows that create a bright and welcoming atmosphere. This fantastic family hub offers ample dining space and a well-equipped Kitchen with plentiful cupboards, generous work surfaces and built-in appliances, including an oven, hob with extractor, fridge / freezer and dishwasher. A handy Utility Room provides additional storage, a built-in washing machine, and access to the Ground Floor Cloakroom and rear garden.

To the other side of the home, the spacious Living Room offers plenty of room to unwind, with French doors leading out to a fully enclosed, low-maintenance garden. Designed for relaxation and privacy, the outdoor space is primarily paved with raised railway sleeper flowerbeds, adding a decorative touch.

Upstairs, the 3 well-proportioned Bedrooms offer excellent versatility. The Main Bedroom is particularly impressive, providing ample space for wardrobes or a dressing area, as well as an appealing En-suite Shower Room. The contemporary Main Bathroom serves Bedrooms 2 and 3, completing the upper level.

Additional benefits include off-road parking and a Garage located to the side of the property and accessible from the garden. With fibre broadband connectivity, this home is ideal for home workers or families who enjoy seamless streaming.

We highly recommend viewing this modern and stylish home to fully appreciate all it has to offer.

Council Tax Band

D - Torridge District Council

Agents Note

We are advised by the vendor that there is a Maintenance Charge of £243.25 per annum payable to FirstPort Property Maintenance for future management of the estate and maintenance of areas of open space.



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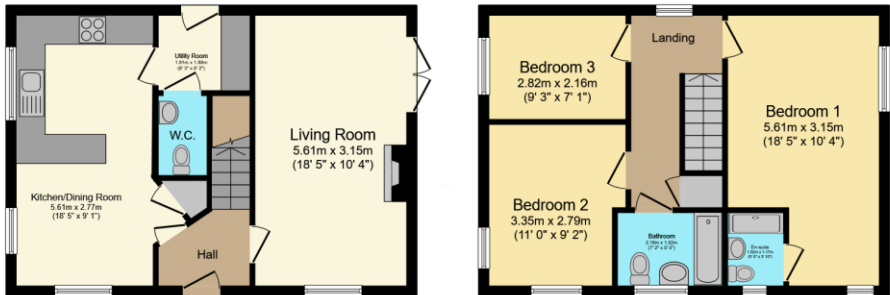
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Have a property to sell or let?

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.



Ground Floor
Floor area 45.5 sq.m. (489 sq.ft.)

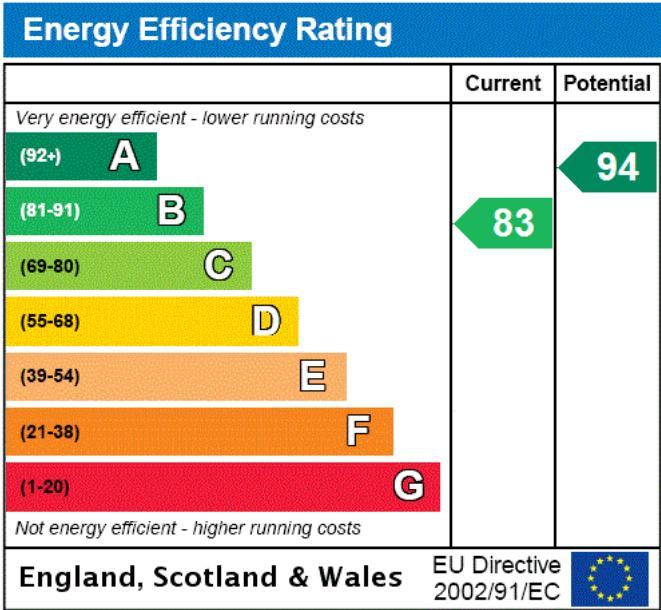
First Floor
Floor area 45.5 sq.m. (489 sq.ft.)

TOTAL: 90.9 sq.m. (979 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 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



Directions

From Bideford Quay proceed up the main High Street turning left at the top. Continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Follow the road past Caddsdawn Industrial Estate and upon reaching the traffic lights at Asda Superstore, turn right passing Brewers Fayre on your right hand side. Continue over the mini roundabout and take the left hand turning before taking the next right hand turning. Number 1 Sams Close 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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