



Bond
Oxborough
Phillips

Changing Lifestyles

3b Westcombe Lane
Bideford
Devon
EX39 3JQ

Asking Price: £160,000 Freehold



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01237 479 999
bideford@boproperty.com

3b Westcombe Lane, Bideford, Devon, EX39 3JQ

A FANTASTIC HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms

- Bright, open-plan living area providing a perfect setting for relaxation & entertaining
- Convenient Ground Floor Cloakroom & upstairs modern Bathroom
 - Impeccably maintained
- Located a short stroll from the vibrant town centre & local amenities
 - An ideal choice for first time buyers or investors seeking a turnkey property
 - Early viewing is highly recommended to fully appreciate all this delightful home has to offer



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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Nestled in the heart of Bideford, this impeccably maintained 2 Bedroom semi-detached home offers both comfort and convenience. A short stroll leads to the vibrant town centre and local amenities, making it an ideal choice for first time buyers or investors seeking a turnkey property.

Upon entering through the spacious shared Hallway, you're welcomed into a bright, open-plan living area designed for modern living. The stylish Kitchen boasts contemporary fittings, ample storage, sleek work surfaces, a built-in oven with hob and extractor, and space for an under-counter fridge or freezer. This seamless layout provides a perfect setting for relaxation and entertaining, with plenty of room for dining. A convenient Ground Floor Cloakroom adds to the home's practicality.

Upstairs, 2 generous double Bedrooms await. The Main Bedroom comfortably accommodates a king-size bed and offers space for a dressing table or workstation. The second Bedroom features a built-in over-stairs wardrobe, maximizing storage solutions. The modern Bathroom is fitted with a sleek 3-piece suite, complemented by attractive tiling and contemporary fixtures.

The property benefits from programmable electric radiators and an energy-efficient hot water heater housed in the airing cupboard, ensuring comfort and efficiency year-round.

Previously cherished as a personal holiday retreat, this home is now available for sale with no onward chain. Its central location, high quality finish, and move-in-ready condition make it a standout opportunity. Early viewing is highly recommended to fully appreciate all this delightful home has to offer. Contact us today to arrange your viewing and take the first step toward making this charming property your own.

Council Tax Band

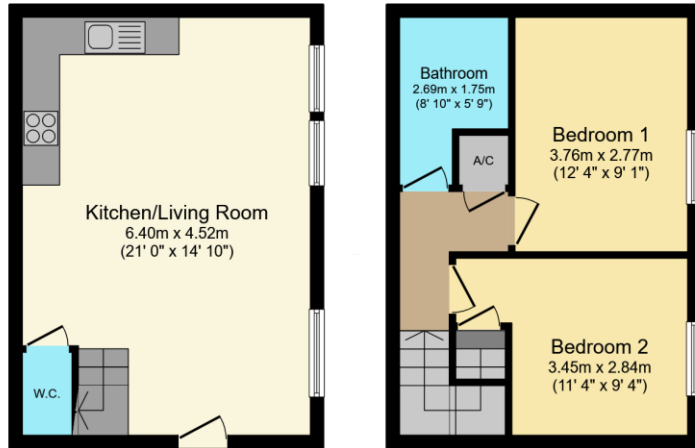
A - Torridge District Council



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Ground Floor
Floor area 31.0 m² (333 sq.ft.)

First Floor
Floor area 30.9 m² (333 sq.ft.)

TOTAL: 61.9 m² (666 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



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed along Bridgeland Street passing our Office on your right hand side. Follow the road as it bears right and continue onto North Road. At the junction, turn right and take the first left hand turning onto Westcombe Lane. Number 3b is situated a short distance on your left 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 & 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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