



43 Devonshire Park, Bideford, Devon, EX39 5HZ
OIEO £250,000

 **seldons**
estate agents

43 Devonshire Park, Bideford, Devon, EX39 5HZ

A deceptively spacious three bedroomed semi-detached bungalow, enjoying countryside views and glimpses of the River Torridge. The property boasts a 17' lounge, a garage, additional parking and an enclosed rear garden, and is situated within close proximity to Bideford town centre.

- SPACIOUS ACCOMMODATION
- EASY ACCESS TO TOWN CENTRE
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- CONSERVATORY
- PVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE AND ADDITIONAL PARKING
- COUNTRYSIDE VIEWS AND RIVER GLIMPSES

43 Devonshire Park is a deceptively spacious three bedroomed extended semi-detached bungalow, situated in an established residential area, affording easy access into Bideford town centre, with a bus service running directly past the bungalow. The property benefits from PVC double glazing and gas-fired central heating and enjoys some countryside views and river glimpses from the front of the bungalow. There is a single garage, along with ample additional parking. Seldons Estate Agents consider this property to be ideally suited to provide a comfortable family residence, for which your early inspection is advised!

The property is situated in the port and market town of Bideford, which offers a good range of shops, amenities and facilities. Also close at hand is the North Devon coastal resort of Westward Ho! famous for its long golden sandy Blue Flag beach, adjoining pebble ridge and the Royal North Devon golf course. Other places of interest in the locality include yachting and sailing on the river estuary at Instow and the nearby Tarka Trail, well known for its cycling and walking. Barnstaple the region's main town is situated approximately 11 miles distance, which in turn gives access to the M5 motorway at Junction 27 (Tiverton).



For approximate dimensions see floorplan.

OPEN FRONTED ENTRANCE PORCH with a tiled floor and a PVC double glazed entrance door, with adjacent courtesy lighting leading into **ENTRANCE HALLWAY** with laminate flooring, PVC double glazed door to rear garden, door to workshop/store and door to:

INNER HALLWAY: Store cupboard, ceiling trap to loft space, dado rail, radiator, carpet.

LOUNGE: Feature fireplace with a wooden surround housing a living flame gas fire, TV aerial point, coved ceiling, radiator, carpet. PVC double glazed sliding patio style doors give access to:

CONSERVATORY/SUN ROOM: PVC double glazed windows to rear elevation. Wall light point. Vinyl flooring.

KITCHEN: Fitted with a range of modern fitted units comprising inset stainless steel 1.5 bowl sink unit with mixer tap with cupboards under, range of matching units with worksurfaces over, range of matching wall units, tiled splashbacking, cooker space, space and plumbing for washing machine/dishwasher, space for fridge/freezer, cupboard housing Ideal gas-fired boiler serving the central heating and domestic hot water systems, Strip and spotlighting, vinyl plank flooring. Open arched access to:

DINING AREA: Coved ceiling, vinyl plank flooring. PVC double glazed sliding patio door gives access to exterior.

BEDROOM ONE: PVC double glazed window to front elevation affording views to River Torridge, fitted bedroom furniture, coved ceiling, radiator, carpet.

BEDROOM TWO: PVC double glazed window to front elevation, views as above, coved ceiling, radiator, carpet.

BEDROOM THREE: PVC double glazed window to front elevation. Views as above, radiator, carpet.

BATHROOM: PVC double glazed window to entrance hall. Fitted with a suite comprising of a panelled bath, glazed corner shower cubicle with shower fitment, vanity wash basin, low level flush WC, tiled walls, chrome ladder style radiator, tiled floor.

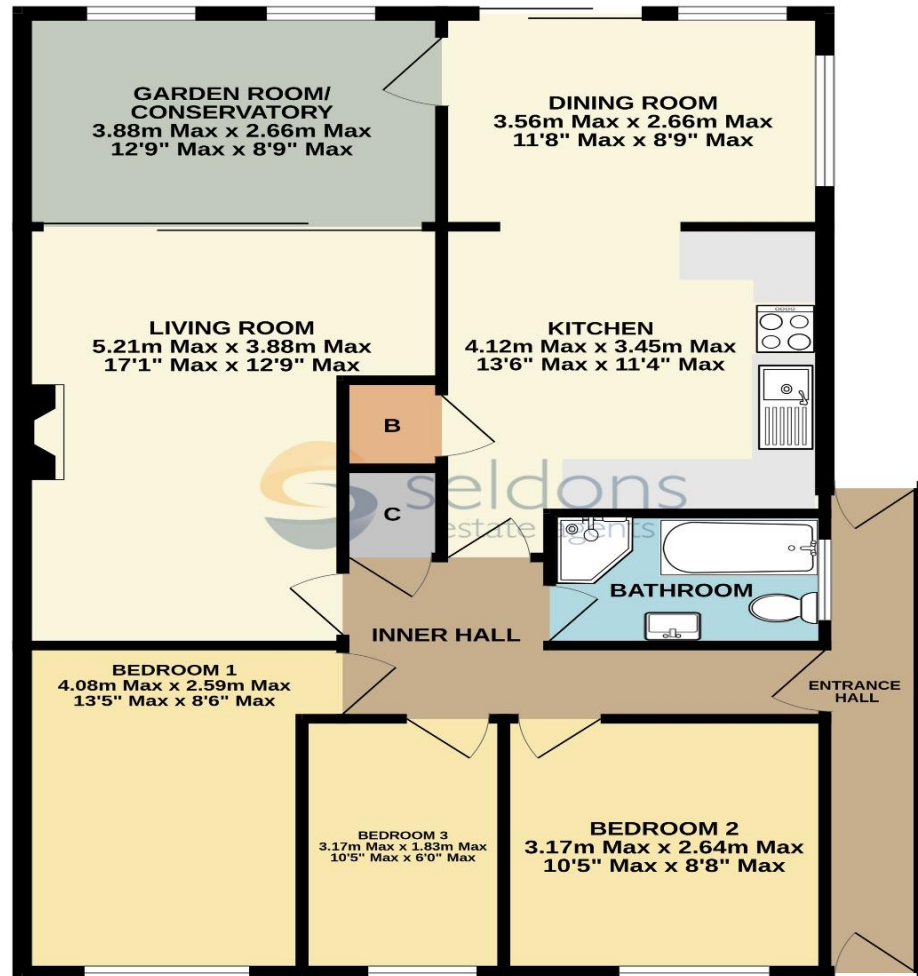
OUTSIDE: To the front of the property, is a hard landscaped area providing an off-road parking facility, with an adjacent mature hedge. To the rear of the property is a fully enclosed garden, affording a high degree of privacy, with a paved patio area, large fishpond, flower borders, a timber shed and an external tap. There is a SINGLE GARAGE 17' x 7'7" with up and over door, power and lighting and a driveway to front, with a door leading to a WORKSHOP/STORE 6'5" x 5'9".



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: All Mains services connected. **Tenure:** Freehold.
Council Tax: Band B

DIRECTIONS: From Bideford Quay, proceed towards Torrington, passing the Police Station on your right-hand side, and at the roundabout taking the left hand turning signposted Torrington. After passing garage premises on your right, take the next right hand turning taking you into Devonshire Park, following the road uphill and around some left-hand bends, where the property will be seen a short distance along on the right-hand side, with a number plate and for sale board clearly displayed.

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