



3 Valley View, Bideford, EX39 3RF

Asking Price £365,000

- Detached Family Home
- Kitchen/Diner
- Well Presented Throughout
- Recently Renovated Throughout
- Garage & Parking for 2 Cars
- Popular Residential Location
- Delightful Rear Garden
- No Chain

3 Valley View, Bideford EX39 3RF

Located within the popular established residential development of Londonderry, this detached home has been recently renovated and is ready for you to move straight in, with no onward chain. Designed with family living in mind, it features a spacious kitchen/diner, a bright and welcoming living area, a stylish family bathroom, and a convenient ground floor shower room, along with three good sized bedrooms. Outside, you'll find a lovely level garden with patio areas perfect for relaxing or entertaining.



4



2



1



D

Council Tax Band: C



GROUND FLOOR

Lounge

19'4" x 10'7"

A generous sized lounge with a large bay window flooding the room with light, also benefitting from fireplace creating a focal point of the room.

Kitchen/Diner

19'4" x 9'11"

An open plan kitchen/diner creating the heart of the home, with ample space for a family dining table and double doors opening onto the garden. The newly fitted kitchen is equipped with matching hand and eye level unit, sink with drainer, gas hob with extractor over and oven below. There is undercounter space and plumbing for a washing machine and dishwasher, alongside space for a fridge/freezer.

Wet Room

Comprising a shower cubicle, low level WC and wash hand basin.

FIRST FLOOR

Bedroom One

19'4" x 10'7"

A good sized double bedroom with two windows overlooking the front of the property.

Bedroom Two

10'2" x 10'0"

A further double bedroom.

Bedroom Three

8'10" x 7'11"

A small double/single bedroom.

Bathroom

A modern suite comprising a bath with shower over, low level WC, wash hand basin and illuminating mirror.

Outside

To the front of the property, you'll find off-road parking and access to a single garage. The rear garden has been thoughtfully landscaped, featuring a neat patio area leading to a level lawn, with decorative chippings bordering the space for a clean and low-maintenance finish.

Services

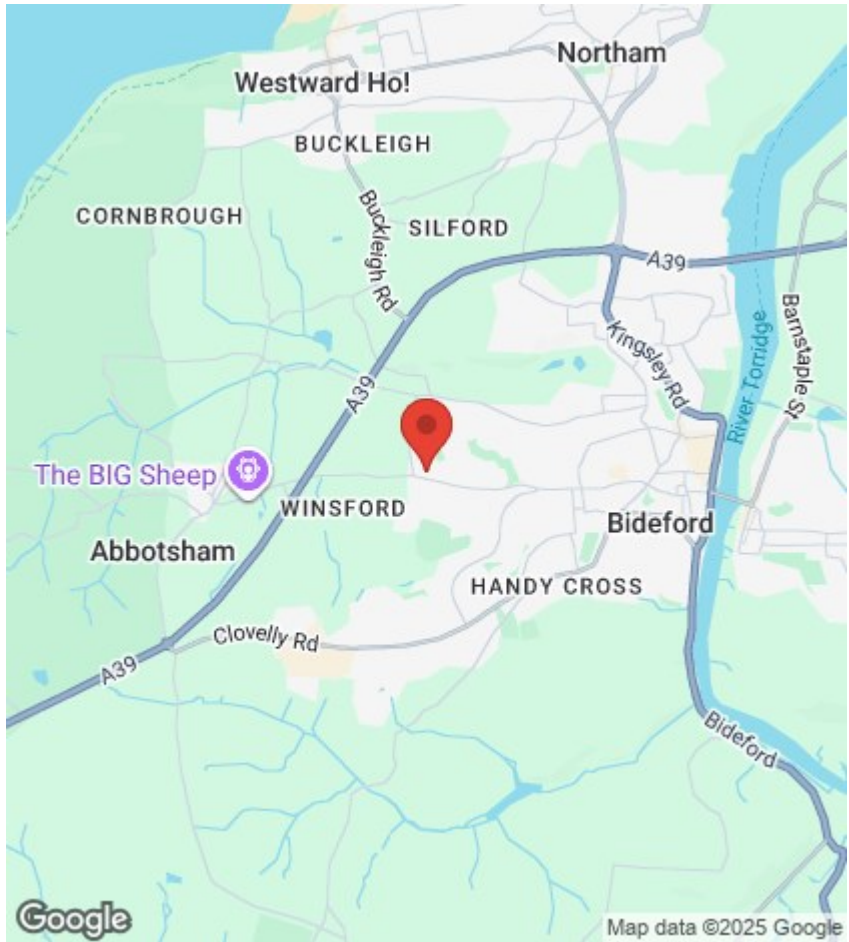
All mains connected. Gas fired central heating.

Broadband: Standard broadband is available - Ofcom

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1800 M

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Directions

From our office on Bideford Quay, head up the High Street to the junction and turn left. Pass the pedestrian crossing and take the immediate right onto Abbotsham Road. Continue along Abbotsham Road, passing Bideford College on your left. After the dip in the road, turn right into Londonderry, then take the next left onto Water Park Road. Then continue on this road taking your second left onto Valley View, the property will then be found after a short distance on your left hand side.

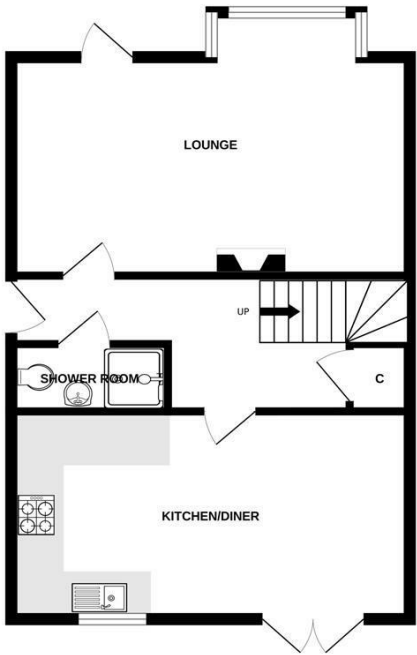
Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

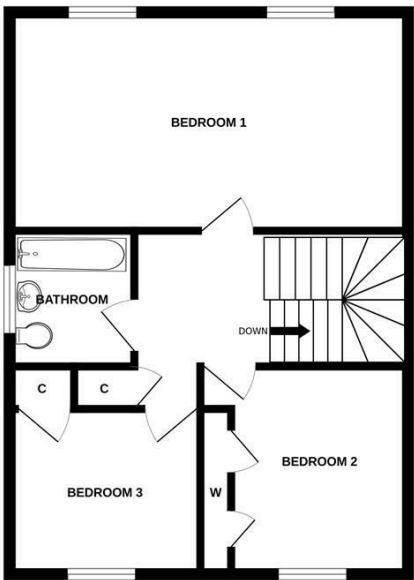
EPC Rating: D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST 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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