



8 Shepherds Meadow, Abbotsham, Bideford, EX39 5BP

Price Guide £419,950

- Spacious Detached Bungalow
- Well-Planned Accommodation
- Popular Residential Location
- Generous Plot
- Cosy Woodburner
- Immaculate Throughout
- Garage & Carport
- Internal Viewing Recommended

8 Shepherds Meadow, Bideford EX39 5BP

Nestled in the heart of the ever-popular village of Abbotsham, this immaculate and deceptively spacious detached bungalow offers three generous double bedrooms and is ideally positioned within walking distance of village amenities, including St Helen's Primary School, the Parish Church, and the renowned Thatched Inn. Set on a particularly well-proportioned plot, the home enjoys beautifully established front and rear gardens, a garage, car port, and ample off-road parking. Inside, the property provides comfortable and versatile living space, complemented by a stylish and modern kitchen/breakfast room. There is excellent potential to extend the property further (subject to the necessary planning permissions), making it ideal for those looking to future-proof their next home. Being offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the generous plot, village setting, and scope on offer.



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Council Tax Band: D



Spacious Entrance Hall

Welcomes you into the property, built in useful storage cupboard

Kitchen/Breakfast Room

13'10" x 10'9"

This kitchen/breakfast room has been well equipped with a range of fitted units, solid wooden worktop with integrated double oven and hob with extractor hood over. A large breakfast bar makes this the perfect social space.

Lounge/Diner

23'11" x 13'4"

This large reception room offers an idyllic space for entertaining with ample room for a large dining table and lounge suite. The large window allows light to flood the room. The feature fireplace houses a wood burner that make this room cosy all year round.

Bedroom One

13'4" x 9'11"

A generous double bedroom with large window to the back elevation.

Bedroom Two

9'11" x 9'4"

A generous double bedroom with large window to the back elevation and built in cupboards.

Bedroom Three

9'11" x 9'7"

A further double bedroom with window to the back elevation.

Family Bathroom

8'2" x 6'2"

Comprising of a modern corner shower, bath, low level WC and wash hand basin.

Garage

17'8" x 8'11"

Up and over door with light and power connected. Door leading to back garden.

Outside

The property benefits from a large driveway with carport. The gardens are predominantly level, with a selection of established trees and bushes. The rear garden is mainly laid with patio and lawn.

Services

Mains electric, water and drainage. Air Source heat pump central heating. Log Burner.

Broadband: Standard broadband is available—Ofcom indicates that the highest available download speed is 900 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01327 450000



Directions

From Bideford proceed along The Quay and turn into the High Street. Continue to the top of the hill and bear left. Take the next turning right into Abbotsham Road and proceed without deviation for approx. 1.5miles passing Bideford College and The Big Sheep. At the next turning proceed straight across the road, then take you next left onto Pump Lane continue along the road and take the 1st right hand turning where the entrance to Shepherds Meadow will be found directly in front of you. Upon entering the cul-de-sac number 8 will be situated with a number plate clearly displayed.



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

