



## The Old Coach House, 3A Padshall Park, Bideford, EX39 3NE

Guide Price £130,000

- HOLIDAY LET RESTRICTED
- Well Presented Throughout
- Convenient Location
- NO CHAIN!
- Sold Fully Furnished and Ready to Let
- Delightful Private Garden
- Character Features
- Off-Road Parking

Location

Situated less than 1 mile from the centre of the charming market town of Bideford, with its popular traditional pannier market and an array of pubs, shops, banks, post office, restaurants and a regular farmers market. Bideford's picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary. Also being within walking distance to the Tarka Trail where you can explore the rugged North Devon Coastline. The quaint fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages is within just a 10 minute drive. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 3 mile drive and is a favourite with surfers, families and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

Ground Floor

Open Plan Living

17'9" x 15'2"  
This light and airy space features a well fitted kitchen, comprising a range of matching hand and eye level units with built in appliances including electric oven and hob, dishwasher, fridge/freezer and washing machine. The room also offers ample living space with a large window flooding the room with natural light and overlooking the front garden.

First Floor

Bedroom One

9'8" x 8'3"  
A double room with a velux window and built in storage.

Bedroom Two

9'1" x 7'8"  
A further good sized room with velux window.

Bathroom

4'10" x 4'7"  
Comprising a modern three piece suite, comprising a corner shower, low level WC and hand wash basin.

Outside

Outside the property features a delightful, low maintenance courtyard with perfect to enjoy with friends and family.

Services

Mains Electric, Water and Drainage. Electric panel heating.

Broadband: Standard broadband is available—Ofcom indicates that the highest available download speed is 1000 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.

Holiday Let

Please note that the property is currently holiday tied and prohibits the occupants using the home as a full-time residence.

Directions

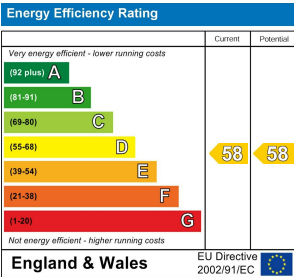
From our office on Bideford Quay, head North towards Northam and continue onto Kingsley Road passing Morrisons Supermarket on your right hand side. Proceed straight ahead at the traffic lights and continue up the hill towards Heywood roundabout. Just before the roundabout, turn right into Hanson Park and take the first right into Padshall Park, the property will then be found on the left hand side.

Council Tax Band:

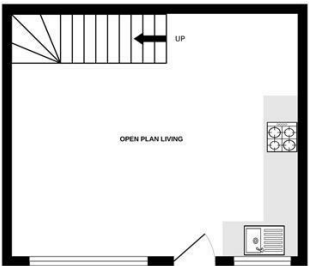
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EPC Rating:

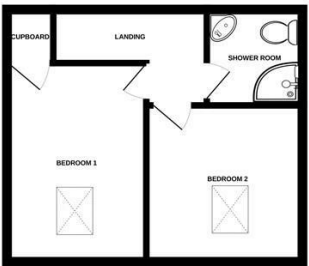
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GROUND FLOOR



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 is given as to their operability or efficiency can be given.  
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