

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



An immaculately presented & energy efficient 4 bedroom detached house with spacious accommodation throughout with a modern kitchen, utility room together with 2 reception rooms. The property benefits from a good sized rear garden together with single garage and off road parking for 3/4 cars.



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Grenville Villa, Belvoir Road, Bideford, Devon,
 EX39 3JP | £475,000

Grenville Villa was built in 2017 and is an immaculately presented property being conveniently located for Bideford Town Centre & local schooling.

The property offers a good range of space with the ground floor comprising of 2 reception rooms together with a conservatory, kitchen breakfast room, utility room and WC.

To the first floor is a spacious landing with 4 bedrooms, 3 of which are doubles, with the master having an En-Suite shower room whilst the other bedrooms are served by a modern family bathroom.

To the front of the property is driveway providing off road parking for 3/4 cars whilst to the rear is a fully enclosed garden with many areas of privacy.

Situation - The property is only a short walk to the town centre of Bideford. Bideford benefits from a good range of local amenities, local and national shops, schools, banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the popular Royal North Devon Golf Club also the picturesque fishing village of Appledore is nearby with popular local bars and restaurants. The regional centre of Barnstaple is approximately 10 miles away.

Directions - From Bideford quay, proceed up the high street and at the top turn left. Take the next right into Abbotsham road and then at the traffic lights, take the right hand turning into Belvoir road where the property will be found on your right hand side, being the second property down the hill with a name plate clearly displayed.

The accommodation comprises: (All measurements are approximate)

Entrance Hall: A bright and spacious entrance hall with wood effect flooring.

Living Room: 19' 3" x 10' 6" (5.86m x 3.20m) A good sized living room with a feature bay window with fitted wooden blinds together with double doors leading into the;

Dining Room: 12' 1" x 9' 7" (3.68m x 2.92m) Located at the front of the property with feature bay window and fitted wooden blinds.

Kitchen/Breakfast Room: 13' 3" x 11' 2" (4.04m x 3.40m) A fitted kitchen with a range of white gloss units & chrome handles at both base and eye level together with marble effect worktops. The kitchen has an integrated full size dishwasher & an integrated fridge/freezer together with 5 ring gas hob and eye level double oven. There is space for a breakfast table and potentially a kitchen island should someone wish to have one in the future.

Utility Room: 7' 0" x 5' 3" (2.13m x 1.60m) Accessed directly from the kitchen with space and plumbing for a washing machine & tumble drier together with a sink and drainer. Wall mounted Ideal gas combination boiler providing the hot water and central heating for the property. From this room is a door into the single garage.

Conservatory : 12' 2" x 7' 11" (3.71m x 2.41m) A lovely room overlooking the rear garden with the advantage of having a fitted radiator meaning this room can be used all year round. This room benefits from having fitted blinds to the windows and ceiling together with patio doors into the garden.

First Floor Landing: A bright landing area with doors to all rooms.

Bedroom 1: 12' 9" x 9' 5" (3.88m x 2.87m) A good sized room located at the rear of the property with a couple of built in wardrobes and access to:

En-Suite: 9' 7" x 3' 6" (2.92m x 1.07m) Comprising a low level WC, wash basin and large shower enclosure.

Bedroom 2: 11' 1" x 9' 7" (3.38m x 2.92m) Located at the front of the property with a range of fitted wardrobes.

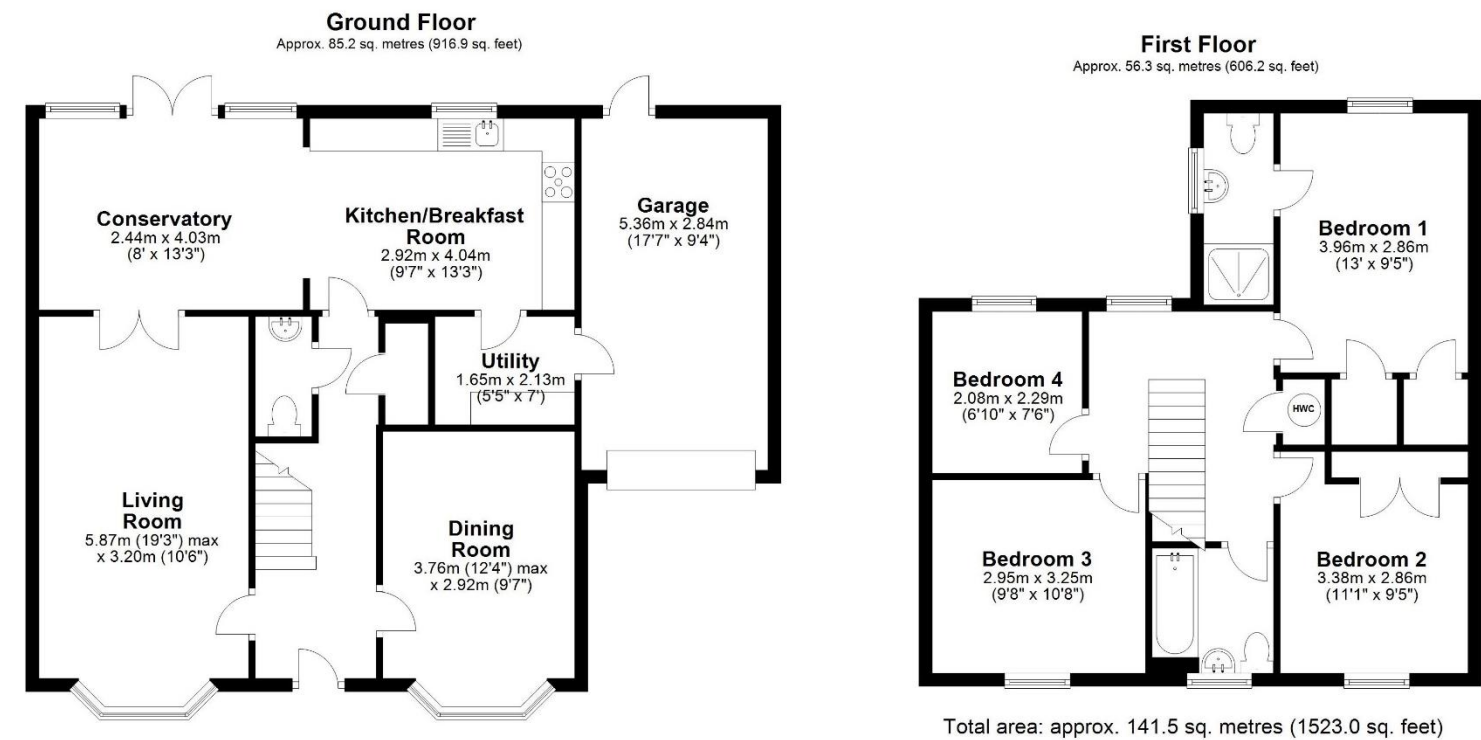
Bedroom 3: 10' 8" x 9' 8" (3.25m x 2.94m) Located at the front of the property.

Bedroom 4: 7' 6" x 6' 10" (2.28m x 2.08m) A single room located at the rear of the property which is ideal as a child's room or alternatively a home office.

Family Bathroom: 6' 3" x 6' 1" (1.90m x 1.85m) A white three piece bathroom suite comprising of a panel bath with shower over, low level WC and wash basin.

Garage: 17' 7" x 9' 4" (5.36m x 2.84m) A good sized garage with light and power connected. Pedestrian door at the rear of the garage giving access to the rear garden together with integral door opening into the Utility Room

Outside: To the front of the property is a good sized driveway providing ample parking for 3/4 cars together with an area of lawn and hedged border. The rear garden is fully enclosed and lots of time and effort has gone into this garden to provide many areas of privacy. There is a good sized patio area at the rear of the property with the garden being predominantly laid to areas of lawn with a range of mature shrubs and trees.



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