



# THE WILLOWS

MIDDLETON ROAD, BIDEFORD, EX39 3LU

O.I.R.O £725,000

Situated in a quiet tucked away location within easy reach of the town centre, a superbly presented detached residence offering substantial accommodation with no fewer than 7 bedrooms, lending itself to be easily split into two properties to provide annexed accommodation (subject to any necessary consents).

Being the first time on the market for 42 years since being built in 1979, The Willows is a special property that will not disappoint on any level. Offered in first class order throughout this stunning property is perfect for those seeking dual living or something that could provide an additional income whilst being complimented by attractive good sized gardens, ample off road parking & a large 33' garage.

Having been extended in 2005, the accommodation will suit a number of uses, easily accommodating a large family or those seeking a grand home.

On the ground floor in the main part of the house, a good sized lounge with feature gas fire place, with French doors leads into a uPVC double glazed conservatory overlooking the rear garden. A separate dining room overlooks the front garden, whilst the kitchen/breakfast room with fitted appliances benefits from French doors onto the rear garden. A useful utility room with sink and plumbing for a washing machine has a door into a cloakroom with WC and a connecting door into the extended accommodation.

On the first floor in the main part of the house, 4 good sized double bedrooms will be found with a family bathroom & an en-suite shower room (which could easily be connected into the extended accommodation).

With its own front entrance, the extended accommodation is an excellent size and is superbly presented with a fresh modern feel throughout. A large reception room with kitchen worktops & sink leads through to a rear sitting room that enjoys a pleasant outlook over the rear garden. On the first floor is a further 3 bedrooms and a modern luxury bathroom. A connecting door on the first floor to the main part of the house could easily be added if required.

The outside space is equally as impressive as the inside, with a driveway providing ample parking which could be extended further if required, whilst just outside the entrance gates, two more designated parking spaces will be found. The front of the property enjoys the morning & evening sun, with a wooden bench perfectly positioned to do this whilst enjoying this peaceful setting. Side pedestrian access to both sides of the house lead to the large south facing rear garden, with the extensive attractive patio taking full advantage of the sunny aspect, being an excellent area to entertain in the summer months. An extensive lawn is complimented by surrounding flowers, shrubs, bushes & hedging, whilst a further area of garden provides a vegetable plot.

A useful rear access leads onto North View Avenue, which in turn provides a level walk (a rarity in Bideford) to the town centre.

The detached garage with electric door makes an excellent 'man cave' and being 33' in depth will house a number of vehicles or easily adapted to provide a home office/ hobbies room, with a side & rear pedestrian door making this fairly straight forward to do.





## Location

Middleton Road is quiet residential location accessed off the favoured Northdown Road, being less than ½ a mile from the town centre, whilst the favoured private Kingsley School, offering nursery to 6th form education is within close proximity.

The port & market town of Bideford offers a good choice of shops, amenities & facilities, whilst the long sandy beach of Westward Ho! is within 3 miles & is home to the oldest golf course in the country, The Royal North Devon. The regional centre of North Devon, Barnstaple is approximately 10 miles away via the A39 link road, which in turn provides access to the M5 motorway network at junction 27 (within an hour's drive).

The spectacular North Devon coastline is all very accessible within 15 miles, with numerous popular surfing spots & superb coastal walks.

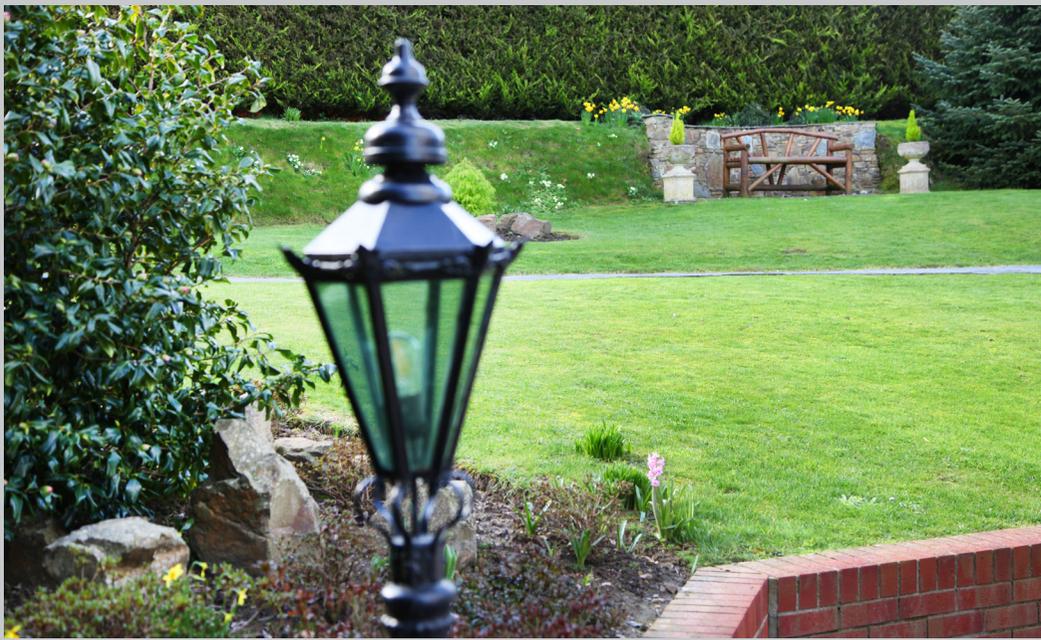
## Need To Know

- All mains services are connected.
- No onward going chain.
- Energy Performance Certificate – D (65)
- Council Tax Band 'D' - £2,012.69 per annum. It should be noted that the property has an "Improvement indicator" from the local authority - this shows that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

## Directions

Upon entering Northdown Road from the mini roundabout, continue up the hill, where Middleton Road will be seen off to the right. Upon reaching the bottom of the road, branch around to the right where the entrance gates & driveway will be found in front of you.





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