



THE DELL
WOODTOWN, BIDEFORD, DEVON, EX39 4PP

O.I.R.O £400,000

Nestled in a semi-rural setting, The Dell offers the best of both worlds - peaceful countryside living while being only a 10 minute drive from Bideford town centre and its wide range of amenities. This well-proportioned two double bedroom bungalow enjoys open views across neighbouring farmland towards the distant North Devon coastline.

The property has been generally well maintained over the years, though now offers great potential for sympathetic modernisation.

Inside, the accommodation is both practical and versatile. The kitchen breakfast room overlooks the rear garden and takes in the delightful views beyond, while the comfortable lounge provides a welcoming living space.

A large UPVC double-glazed conservatory opens directly onto an expansive raised timber deck, creating the perfect spot for entertaining or relaxing in the sunshine.

The master bedroom includes fitted wardrobes, an en-suite bathroom, and French doors leading out onto the decking, while the second double bedroom benefits from a "Jack & Jill" shower room.

The former garage has been thoughtfully converted to provide additional living space off the kitchen, making it an ideal dining room, hobby area, or even an occasional third bedroom for guests.





The property sits within attractive gardens that complement its semi-rural setting. The front is laid to lawn with two gated driveways offering generous parking. To the rear, a gently sloping lawn is accompanied by a patio seating area which provides an excellent vantage point.

The garden is further enhanced by a selection of mature fruit trees, including two varieties of apple and plum, while a lower garden level has historically been used for productive vegetable growing.

Beyond the degree of self sufficiency provided by the garden, Heddens Farm Shop is also close at hand, within easy strolling distance, offering a further selection of local produce. The neighbouring hamlet of Stoney Cross is home to Alverdiscott Village Hall, while a short drive beyond this leads to Newton Tracey and the ever-popular Hunters Inn, renowned for its excellent menu and Sunday carvery.

NEED TO KNOW

Services: Mains water and drainage are connected. Oil fired central heating. Private septic tank drainage.

Energy Performance Certificate (EPC): D (59)

Council Tax: Band D (£2,430.64)

What3Words: aged.political.wing





24 The Quay | Bideford | Devon | EX39 2EZ



t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

