



HELIOS, OLD BARNSTAPLE ROAD, BIDEFORD, EX39 4AJ GUIDE £325,000

An elegant 1930s 3 bedroom detached home with 2 reception rooms, a stylish kitchen and utility, complemented by beautiful gardens with summer houses, patios and off-road parking, all in a peaceful setting close to Bideford town centre, amenities and the scenic Tarka Trail.

Tucked away within one of Bideford's favoured residential addresses, *Helios* is an elegant 1930s detached residence that combines period character with modern day comfort. Offering thoughtfully arranged living space and beautifully tended gardens, this home is perfectly suited to those seeking both convenience and a relaxed lifestyle.

The ground floor features two inviting reception rooms, ideal for both family living and entertaining. A well-appointed kitchen is complemented by a highly practical utility room, ensuring the home functions seamlessly for modern needs.

Upstairs, three bedrooms are arranged to provide flexibility - two generous doubles and a comfortable single - all served by a stylish, contemporary family bathroom.

The gardens are a true highlight. To the rear and side, low-maintenance areas are enhanced by a summer house and useful timber shed, creating spaces to unwind with minimal upkeep. The larger front garden, framed by an established hedgerow, enjoys sweeping lawns interspersed with vibrant flowers, shrubs, and mature bushes. A choice of patios, stone-chipped seating areas, and an additional summer house provide further opportunities for outdoor dining and leisure. Off-road parking completes the picture.

Old Barnstaple Road is a highly regarded, established setting, peaceful yet exceptionally well placed for access to Bideford town centre, everyday amenities & the picturesque Tarka Trail, making it an ideal base for both relaxation and exploration.

Services: Mains electricity, gas & water are connected. Private septic tank drainage

Energy Performance Certificate: D (60)

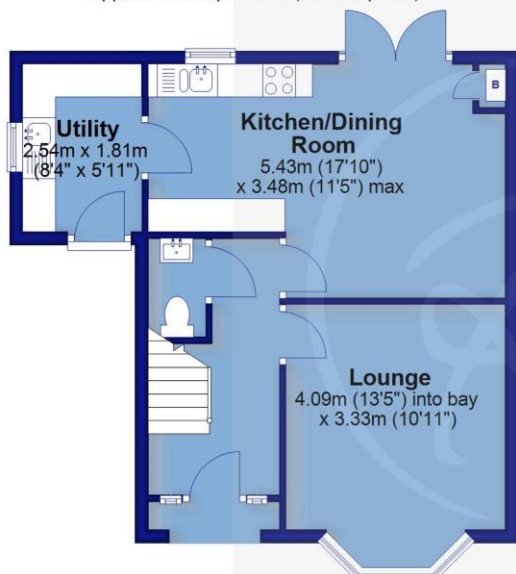
Council Tax: BAND D (£2,525.02 per annum)

 What3Words: plausible.known.haven



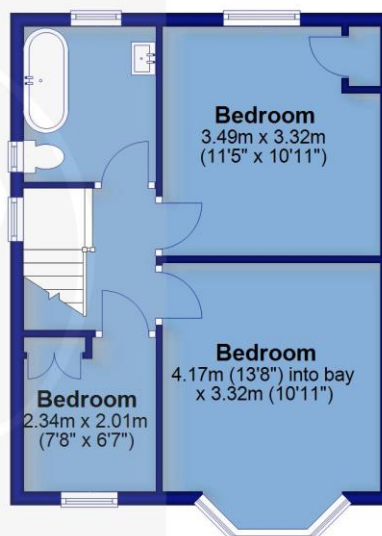
Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.