



**4 Speedwell Close**  
Bideford | EX39 5XU

**JAMES FLETCHER**  
POWERED BY **exp** UK



Occupying a tucked away position with tranquil woodland walks on the doorstep, this individual detached family home is within walking distance of Bideford Quay and close to the idyllic North Devon coast. Boasting generous accommodation arranged over 3 floors, the property offers tremendous flexibility and is immaculately presented throughout, having been much-improved over recent years. With ample off-road parking, and an impressive landscaped rear garden enjoying elevated views of surrounding woodland, the property is perfectly placed within this sought-after residential location. Close to nearby shops, schools, parks and riverside walks along the Tarka Trail, this substantial residence is perfect for those seeking a spacious family home or property to relocate with space to entertain.

Tucked away within a private location with tranquil woodland walks almost on the doorstep, the property is well-positioned within walking distance of nearby parks, schools and Bideford's attractive quayside. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty.

Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## STEP INSIDE

Arranged over 3 floors, the property opens to a welcoming porch that leads through to the inviting inner hall with stairs to the first floor. The ground floor accommodation offers tremendous flexibility and opens to the home office/bedroom 5, a spacious studio/gym, a utility room with space and plumbing for a washing machine and tumble dryer, and a shower room comprising a shower, low-level W.C, wash basin and heated towel rail. The studio/gym was formally a double garage, which could be re-instated if desired, or could alternatively be utilised as a lounge to create separate living accommodation for a dependant relative or B&B, subject to any necessary consents.

Stairs rising to the first floor open to the magazine-worthy kitchen/diner/family room, which is arguably the heart of the home. Enjoying a triple aspect with double doors opening to the sun terrace at the front, and bi-fold doors opening to the garden, the kitchen is stylishly-presented and flooded with natural light. Fitted with a range of solid work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below, built-in double oven and induction hob, built-in dishwasher, space for American style fridge/freezer and ample dining space, the bi-fold doors create a superb transition from inside to outside in the summer months, with the garden becoming an extension of the home. In addition, the lounge also offers generous reception space and enjoys a dual aspect, attractive feature fireplace with electric fire and bi-fold doors to the sun terrace, enjoying views over surrounding woodland.

Stairs rising to the second floor open to a spacious landing which leads to 4 good-sized bedrooms and the family bathroom. The main bedroom is found at the front of the home, enjoying open views and fitted with a built-in wardrobes and a stylishly-fitted ensuite. The ensuite is fitted with a corner shower, low-level W.C, wash basin and heated towel rail. The 3 further bedrooms are all equally proportioned, whilst the family bathroom is fitted with a white suite comprising a corner bath, low-level W.C and wash basin.

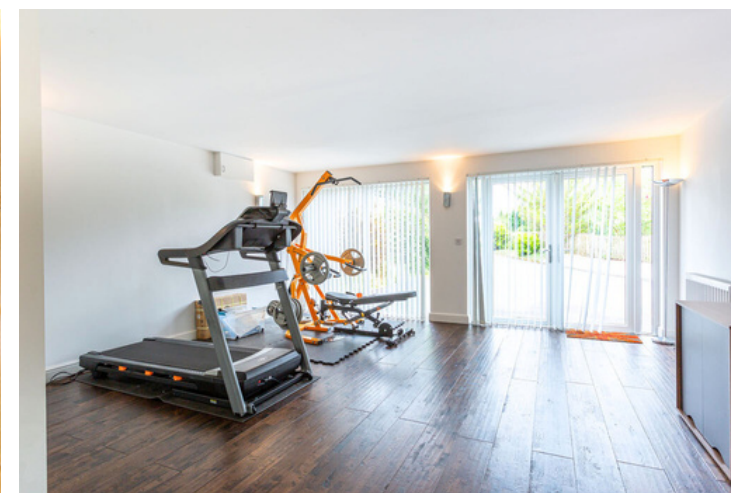
In all, this impressive home boasts generous and easy to run accommodation flooded with natural light.

## OUTSIDE & PARKING

The property is approached by a shared driveway which leads to a private driveway with ample off-road parking. There is pedestrian access at the side, leading to the extensive rear garden which has been well-landscaped to create a tranquil woodland retreat. There is a level patio off the kitchen/diner/family room with steps leading through the garden, which is well-stocked with a variety of ornamental plants and shrubs. There is a large patio with space for a garden store and steps to the top of the garden, leading to raised platform decking, the perfect place to unwind and enjoy glorious views over surrounding woodland.

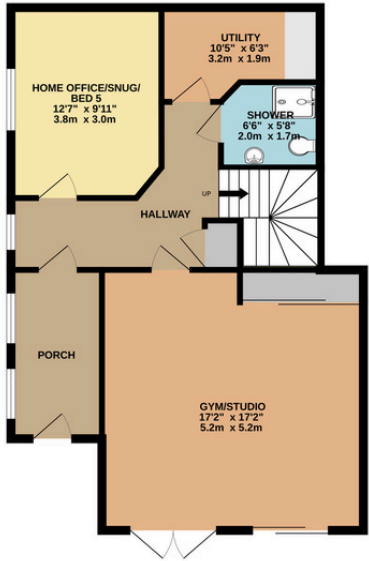
## VIEWINGS

By appointment only with the sole selling agent.

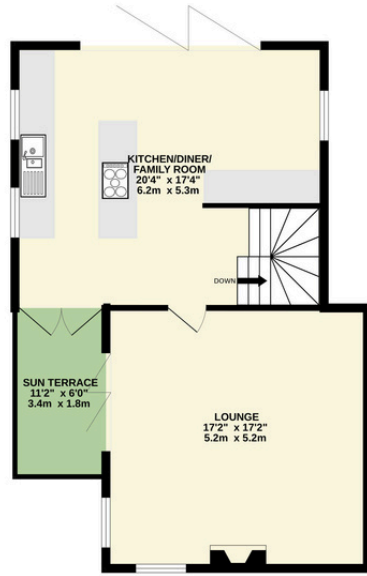




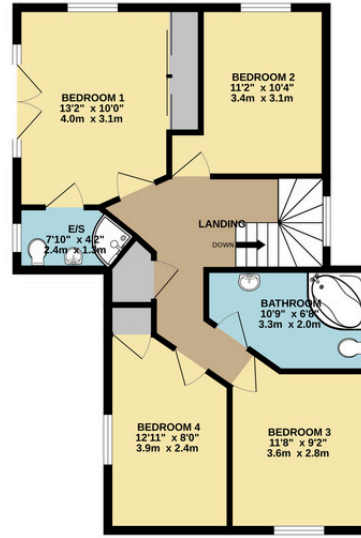
GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



SPEEDWELL CLOSE, BIDEFORD

TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.

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 as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Services:** All mains connected. Gas-fired central heating.

**EPC:** C

**Tenure:** Freehold

**Council Tax:** Band E

**Local Authority:** Torridge District Council

**Sellers Position:** Motivated - the sellers are actively seeking their next home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

JAMES FLETCHER

POWERED BY  
**exp** UK

07540 256 245

james.fletcher@exp.uk.com

