



2 Pollards Place

Bideford | North Devon | EX39 4FE

JAMES FLETCHER

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2 Pollards Place

Well-positioned within this much sought-after residential development, this impressive 4 bedroom family home is perfectly placed on the edge of town. Enjoying spacious and well-planned accommodation arranged over 3 floors, the property also boasts a sunny South-West facing garden, off-road parking and a garage, along with easy access to nearby parks and the Tarka Trail. Flooded with natural light and well-presented throughout, the property is perfect for modern family living, or those looking for an easy to run home to downsize or relocate, within this convenient edge of town location.

The property is well-located on the edge of town and offers easy access to nearby parks, East The Water primary school, Tesco supermarket and the A39. 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

This spacious family home opens to an inviting hallway, welcoming you into the home and providing stairs to the first floor and a convenient cloakroom, fitted with a low-level W.C and wash basin. At the front of the home is a comfortable sitting room, perfect for cosy evenings and movie nights, fitted with useful built-in storage, whilst to the rear is the recently re-fitted kitchen/diner. The kitchen/diner is fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and hob with extractor over, built-in dishwasher, space for American style fridge/freezer, central island with breakfast bar and cupboards below, ample dining space and double doors to the garden. In addition, the understairs storage cupboard has been utilised as a convenient utility area with space and plumbing for a washing machine and tumble dryer.

Stairs rise to the first floor landing which provides a useful storage cupboard and separate airing cupboard, and opens to 3 double bedrooms and the family bathroom. The bathroom is fitted with a white suite comprising a bath with shower over, W.C, wash basin and heated towel rail.

Stairs to the second floor open to a spacious suite comprising a large double bedroom and an ensuite shower room. The bedroom enjoys fitted wardrobes and a dressing area/home office space, whilst the ensuite is well-fitted with a large shower, low-level W.C and wash basin.

In all, this impressive home is perfect for growing families or couples seeking an easy to run home with space to entertain.

OUTSIDE & PARKING

The property is approached at the front by a private driveway leading to the garage (4.88m x 2.55m) with an up and over door, and is located beneath the neighbouring coach house. The front garden enjoys chippings and an outside tap whilst to the rear is a tranquil garden enjoying a sunny South-West aspect, taking full advantage of the afternoon and evening sun. The rear garden enjoys composite decking and a lawn with attractive flower beds and borders, along with a further deck at the bottom of the garden. This is the perfect space for kids to burn off some energy, or to relax and unwind with a good book.

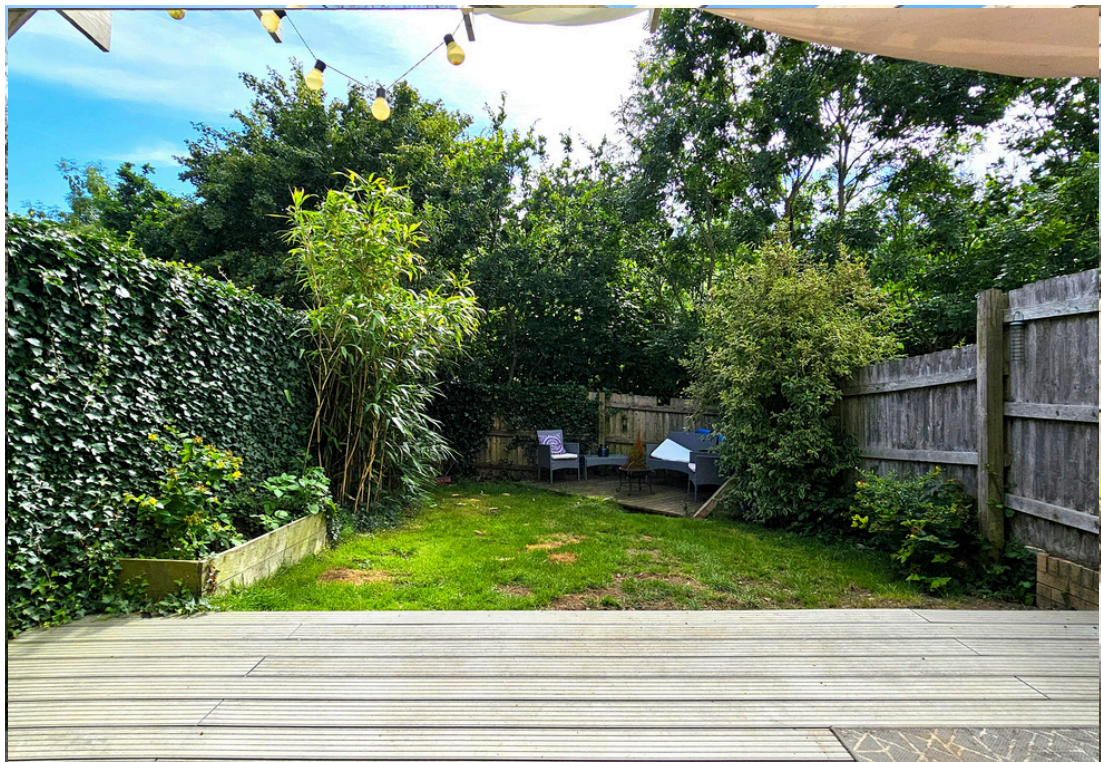
AGENTS NOTE

The garage is held on a 999yr lease (from 2005). A peppercorn rent is payable to the owner of the coach-house (the freeholder) along with a 10% contribution for buildings insurance.

VIEWINGS

By appointment only with the sole selling agent.







2 POLLARDS PLACE, BIDEFORD

TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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.
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- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home - for more details, speak to the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 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.

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