



30 Buckland Close
Bideford | EX39 5AJ

JAMES FLETCHER
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30 Buckland Close

This is truly a rare find and a real gem. Occupying a quiet location on the edge of town, this impressive 2 bedroom end-terrace home is well-placed within a tucked away position on a popular residential development, and is within walking distance of Bideford Quay too. The accommodation is well-planned and immaculately presented throughout, but the real feature is the garden - it's huge! Beautifully landscaped and full of vibrance, with plenty of places to relax too, there is even a secret "kitchen garden" for homegrown fruit, veg and herbs. Providing 2 private parking spaces and offering tremendous scope to extend further, with space to construct a garage or provide additional accommodation - subject to the necessary consents - this charming home is perfect for first-time buyers, those relocating or downsizing, and is a real find for anyone who loves outdoor living, or wants space to live a little more sustainably!

The property is well-located, occupying a tucked away position within a popular residential development on the edge of town, offering easy access to parks, schools and nearby green spaces. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character. 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

Step inside to a welcoming entrance hall that invites you into the home and provides a convenient cloakroom - fitted with a low-level W.C and wash basin. The hallway then opens into a bright and spacious sitting room, enjoying a dual aspect and a feature fireplace - the perfect space for cosy evenings after a day in the garden or at the beach. The sitting room flows into the generous kitchen/diner which floods the home with natural light and enjoys double doors opening onto the garden. The kitchen is fitted with a range of work surfaces comprising a stainless steel 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, a built-in oven and gas hob with extractor over, space for a large fridge/freezer, space and plumbing for a dishwasher and a washing machine, along with a useful under-stairs cupboard.

Upstairs, there are two great-sized double bedrooms and the family bathroom. The main bedroom is found at the front of the home and enjoys a built-in wardrobe with sliding mirrored doors, while the equally spacious second bedroom overlooks the garden at the rear, and also features a useful linen cupboard - this room is perfect for guests, or as a multi-purpose room to use as a home office. The family bathroom is fresh and functional with a white suite comprising a bath with shower over, low-level W.C, a wash basin and a heated towel rail.

Immaculately presented throughout and offering tremendous potential to extend further, subject to the necessary consents - this home ticks all the boxes for modern, relaxed living with potential for years to come.

OUTSIDE

As impressive as the home is, the real wow-factor is the extensive, landscaped garden - beautifully established and full of personality, along with a number of sheds and storage spaces too. With multiple seating areas, lush planting with a variety of shrubs and ornamental trees, and even a mature "Kitchen Garden", it's a dream for relaxing, entertaining, or growing your own. It's rare to find this much outside space with a home like this, and in such a convenient position on the edge of town. In addition, the property is approached at the front by 2 private parking spaces which could be opened up further, or the space utilised to construct a garage or extend, subject to any necessary planning consents.

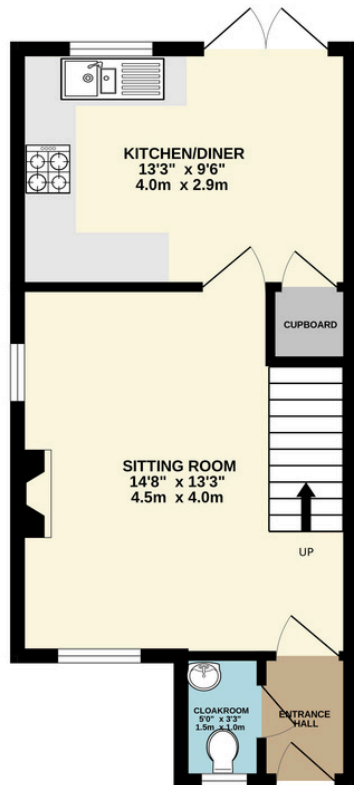
VIEWINGS

By appointment only with the sole selling agent.

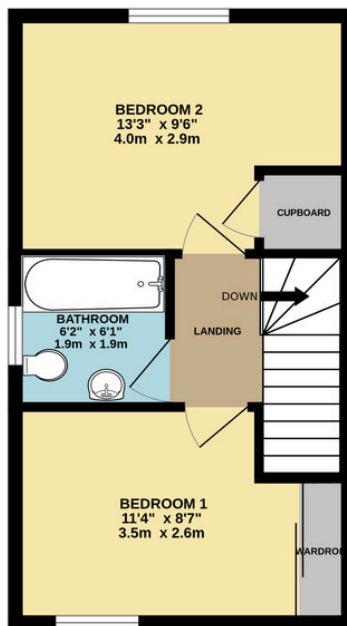




GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



BUCKLAND CLOSE, BIDEFORD

TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Gas-fired radiator central heating.
- **Tenure:** Freehold & No monthly "Green Belt" service charge
- **EPC:** C
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.

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