



**36 York Rise**

Bideford | North Devon | EX39 3TN

JAMES FLETCHER

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### 36 York Rise

This impressive 4/5 bedroom detached family home offers tremendous space and flexibility, and is perfectly-placed within this much sought-after residential location, just a short stroll from nearby parks, riverside walks, schools and Bideford Quay. Tucked away within a quiet cul-de-sac position, this substantial residence boasts well-planned and easy to run accommodation, arranged over 3 floors, along with ample off-road parking, a large garage and a generous South-facing garden - arguably the largest on the development. The garden offers a tranquil escape at the rear of the home whilst the property itself is modern, stylish and flooded with natural light. Perfect for professional couples, growing families or those looking to relocate to North Devon with space to entertain, this imposing home offers comfort, flexibility & convenience in equal measure.

The property is perfectly-placed within a tucked away cul-de-sac position on a popular residential development, but is also within walking distance of Bideford Quay, nearby parks and tranquil riverside walks.

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

Stepping inside, the property opens to a welcoming entrance hall that invites you into the home and provides stairs to the first floor, a useful understairs cupboard and integral access to the garage. At the front of the home there is an adaptable home office/bed 5 - perfectly suited for home working or as a play room - whilst at the rear, is a large double bedroom with an ensuite shower, it's own private light-well/outside seating area, and a convenient linen cupboard. This room is ideal for older children or guests, allowing them their own independence. The ensuite is fitted with a suite comprising a shower, low-level W.C and wash basin.

Upstairs, the first floor is dedicated to family living and entertaining. The landing opens to the dual aspect kitchen/diner and the bright & spacious lounge ,which is found at the rear of the home, with both featuring French doors that flood each room with light and open onto the sunny South-facing garden. The kitchen is well-fitted with a range of work-surfaces comprising a stainless steel 1 1/2 bowl sink & drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances including an oven, microwave and hob with extractor over, fridge/freezer and dishwasher. In addition, and found at the front of the home, is the snug/bed 4 along with a useful cloakroom, fitted with a low-level W.C and wash basin.

Stairs rise to the second floor landing which opens to 2 generous double bedrooms, both with built-in wardrobes, and the family bathroom. The main bedroom is a spacious double room enjoying an outlook at the front and an ensuite shower room - fitted with a shower, low-level W.C and wash basin - whilst the second bedroom is another excellent double room that overlooks the garden. The family bathroom is well-equipped, featuring a modern white suite comprising a bath with shower over, low-level W.C and a wash basin.

From the ground floor hallway, integral access opens to the garage/utility, with an up & over door, light & power connected, space and plumbing for a washing machine & tumble dryer. The garage provides excellent storage space or potential for conversion - subject to planning - to create a gym, studio or workshop. This entire floor offers fantastic flexibility, suitable for remote working or multi-generational living.

In all, this adaptable home blends modern comfort with adaptable living and a sunny South-facing garden - making this the perfect property for those seeking space and convenience.



**OUTSIDE & PARKING**

The property is approached at the front by a generous brick paved driveway providing ample off-road parking for a number of vehicles, and leading to the garage with an up and over door, light and power connected. There is pedestrian access via steps at the side of the home, which leads to the impressive rear garden. Arguably the largest on the development, the rear garden offers a wonderful escape and is bathed in sunshine throughout the day, enjoying a South-facing aspect. With plenty of space for sheds, a summerhouse, a greenhouse and even a garden studio, the garden is perfect for little ones to explore, pets to roam and those with "green fingers" to thrive.

**AGENTS NOTE**

A service charge may be payable as a contribution to communal parts and green spaces on the development (previously £50pa). For more information, please speak to the agent.

**VIEWINGS**

By appointment only with the sole selling agent.

**NORTH DEVON**

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.







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TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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:** All mains connected. Gas-fired central heating.
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	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.