



16 Patt Drive
Bideford | EX39 4GB

JAMES FLETCHER

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16 Patt Drive

Set within a quiet cul-de-sac on this stylish new residential development, this impressive 4 bedroom detached home combines space and comfort in a convenient location on the edge of town. Thoughtfully constructed, the property offers spacious accommodation coupled with modern efficiency and also enjoys ample off-road parking, a large single garage and a generous rear garden - the ultimate space for adventurous little ones, budding athletes or keen gardeners. Sold with a 10 year build warranty, the property offers peace of mind and is perfect for families, couples seeking space to host and entertain, or simply an easy to run home on the edge of town. No Onward Chain!

The property is perfectly-placed within this stylish new development on the edge of Bideford and offers excellent convenience being close to nearby schools, parks, Tesco Supermarket and the A39, along with Bideford Quay. 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

Step through the front door into a welcoming entrance hall, which sets the tone for this generously proportioned family home, and provides useful storage, a convenient cloakroom and stairs to the first floor. The hallway then flows seamlessly into both the lounge on one side and the kitchen/diner/family room, both with a multiple aspect flooding the home with natural light. The spacious lounge offers comfort, perfect for cosy movie nights, and double doors opening onto the garden - creating a wonderful transition in the summer months. The stylish kitchen/diner/family room is arguably the heart of the home and is well-fitted with a range of solid work surfaces comprising an inset 1 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include a high-level oven & inset hob with extractor over, a fridge/freezer and a dishwasher, along with a breakfast bar and ample dining space. Off the kitchen is a useful utility with a range of work surfaces, inset sink, space & plumbing for a washing machine & tumble/dryer, storage and a door to outside. The cloakroom is fitted with a low-level W.C and wash basin.

Upstairs, a generous landing opens to 4 well-proportioned bedrooms and the family bathroom. The main bedroom is a spacious double bedroom with built-in wardrobes, found at the front of the home, and enjoys a stylish ensuite with a large "walk-in" shower, hidden cistern W.C, a wash basin with vanity unit below and a heated towel rail. There are two further large double bedrooms along with the 4th bedroom, a large single bedroom/play room, that is currently being utilised as a home office. The family bathroom is fitted with a white suite comprising a bath with shower over, hidden cistern W.C, wash basin, a heated towel rail and a useful linen cupboard.

In all, this impressive family home offers spacious, well-planned and easy to run accommodation within this popular residential location.

OUTSIDE

The property is approached at the front by a driveway providing ample off-road parking and leading to the large single garage (6.08m x 3.12m), providing excellent storage, and a manageable front garden with a level lawn. There is side access to the generous and enclosed rear garden, a blank canvas with a patio and level lawn - perfect for little ones to explore, older children to play, those with "green fingers" to thrive, or simply entertaining in the summer and enjoying the outdoors in privacy.

AGENTS NOTE

There is a service charge of approximately £195pa to go towards maintenance of the communal parts and green spaces on the development.

VIEWINGS

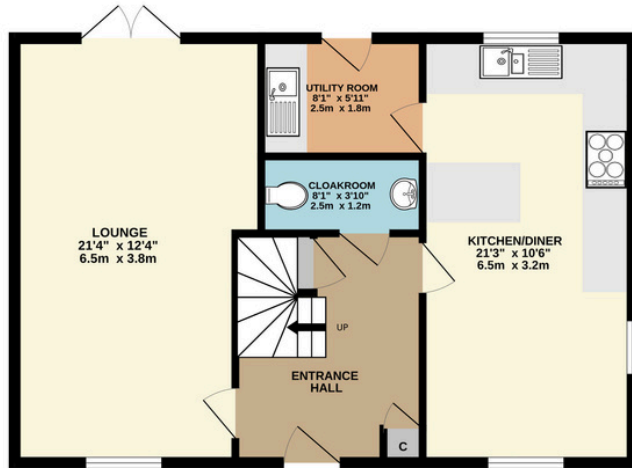
By appointment only with the sole selling agent.



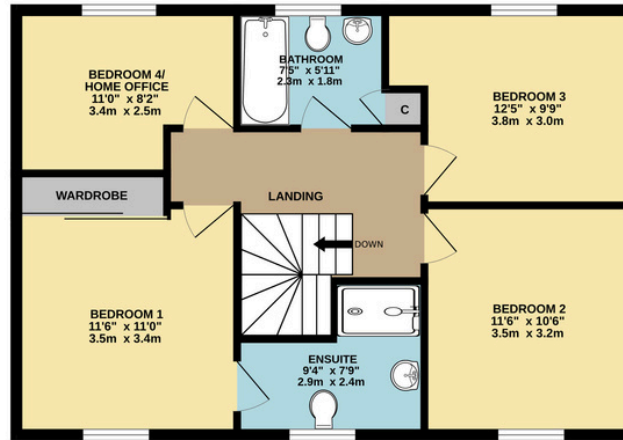




GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating.
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PATT DRIVE, BIDEFORD

TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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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. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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