



**23 Meadow Park**  
Bideford | EX39 3HD

**JAMES FLETCHER**  
POWERED BY  
**exp** <sup>UK</sup>



### 23 Meadow Park

Well-located within this quiet, and much sought-after position close to town, this spacious 4-bedroom semi-detached home offers space, style, and flexibility - perfect for modern family living. Tucked away within this popular residential location, this impressive property has been thoughtfully-extended at the front and rear, and now combines practical features with generous accommodation, which is immaculately presented throughout. Enjoying off-road parking, a sun-soaked South-facing rear garden, and within walking distance of nearby parks, woodland walks and schools, this easy to run home is perfect for families or couples seeking space and convenience close to town and the picturesque North Devon coast.

The property is perfectly-placed within a tucked away position on a popular residential development close to town, nearby parks, woodland walks and primary & secondary schools. 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 inside to a convenient entrance porch that opens to a welcoming hallway, setting the tone for the spacious accommodation beyond. The hallway flows seamlessly to the living room, a bright and inviting space found at the front of the home perfect for relaxing evenings or family movie nights, and the generous kitchen/diner/family room, found at the rear. Arguably the heart of the home this open-plan space is well-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 hob with extractor over, a built-in dishwasher, space for a large fridge/freezer, ample dining/family space and double doors opening to the South-facing garden. Conveniently located off the kitchen is a useful utility, with space and plumbing for a washing machine, and access to a useful covered store, also allowing side access to the front and rear of the home.

Upstairs, the landing opens to four well-proportioned bedrooms, offering flexibility for families, guests, or home working, along with 2 bathrooms. The main bedroom is a large double room found at the front of the home, whilst the remaining bedrooms can be tailored to suit. There is a further double bedroom at the rear with a built-in wardrobe, and two further bedrooms found at the front - with one boasting a vaulted ceiling, a mezzanine loft bed (double) and a built-in wardrobe, whilst the smallest bedroom is currently being used as a dressing room. In addition, both bathrooms are fitted with a white suite comprising a bath with shower over, low-level W.C, a wash basin and heated towel rail.

In all, this thoughtfully-extended family home offers easy living and tremendous flexibility within this popular residential location.

**OUTSIDE & PARKING**

The property is approached at the front by a manageable garden and a private driveway providing off-road parking leading to the useful covered store - perfect for bikes, tools and outside equipment - which also provides side access to the rear garden. The rear garden is a real highlight of the home, enjoying a South-facing aspect and basking in sunlight throughout the day, this space is perfect for little ones to explore, pets to roam and those with "green fingers" to thrive. Immediately stepping out to a generous patio, there are steps up to a lawned garden along with a further large covered store (5.27m x 3.29m), which offers great potential to convert to a gym, studio, garden room or a home office, subject to any necessary consents.

**VIEWINGS**

By appointment only with the sole selling agent.

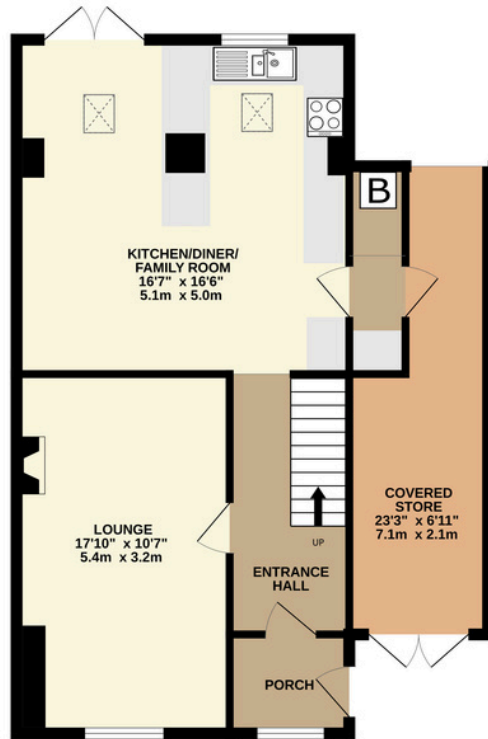




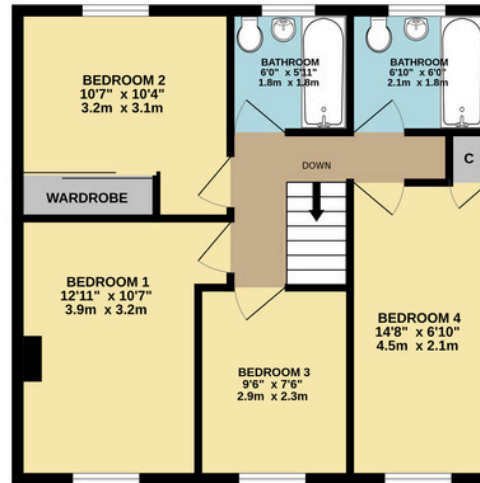




GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



MEADOW PARK, BIDEFORD

TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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. 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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