



**20 Tennacott Heights**

Bideford | EX39 4DH

JAMES FLETCHER

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## 20 Tennacott Heights

Perfectly-placed on the edge of town, this modern 3-bedroom semi-detached home offers easy access to nearby schools, parks and Bideford Quay. Enjoying spacious and well-planned accommodation, including dual aspect open-plan living, the property also boasts off-road parking, a large garage and a South-facing garden. Also offering further scope to extend, subject to planning, the property is perfect for anyone seeking their first home, a home for a growing family or an easy to run property to relocate or downsize. Sold with no onward chain!

The property is conveniently placed offering easy access to nearby parks and schools, bus routes, the A39 and 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, with a popular delicatessen and award-winning restaurants. 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

The property opens to an inviting entrance porch that, in turn, opens to the spacious lounge with a large window flooding the home with light, and providing stairs to the first floor. The living space is open-plan and the lounge flows seamlessly into the kitchen/dining, providing a wonderful dual aspect. The kitchen is fitted with a range of work-surfaces comprising a stainless steel sink & drainer unit with drawers and cupboards below and matching wall-units over along with spaces for appliances including a cooker, under-counter fridge, washing machine & a tumble dryer, a useful pantry cupboard and ample dining space with a small porch at the rear.

Stairs to the first floor open to a landing, with a useful cupboard housing the gas boiler, along with 3 bedrooms and the family bathroom. The main bedroom is a good-sized double with far-reaching countryside views, whilst the second bedroom, another good-sized double, overlooks the garden. The third bedroom makes for an excellent home office, dressing room or nursery. The family bathroom is fitted with a suite comprising a bath with shower over, low-level W.C and a wash basin.

In all, this easy to run home offer comfort and convenience, and is perfect for first-time buyers, families, those downsizing or anyone looking to relocate to North Devon.

### OUTSIDE & PARKING

The property is approached from Tennacott Heights with a private driveway, leading to the garage with an up & over door, light & power connected and a personal door to the rear. The garden adjacent to the driveway boasts a sunny, South-facing aspect and has been well-landscaped enjoying terraced patios, decking and lawned areas, all bathed in sunshine throughout the day. On the other side of the home there is a sloping lawn with steps down to Gammaton Road, offering a convenient route to nearby schools, parks and bus routes.

### AGENTS NOTE

A payment of approximately £260pa is made to the local authority as a contribution to maintenance of nearby green spaces and communal areas.

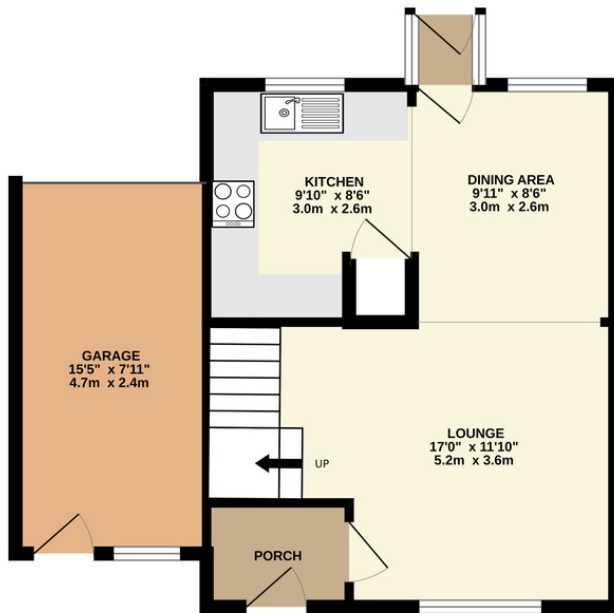
### VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

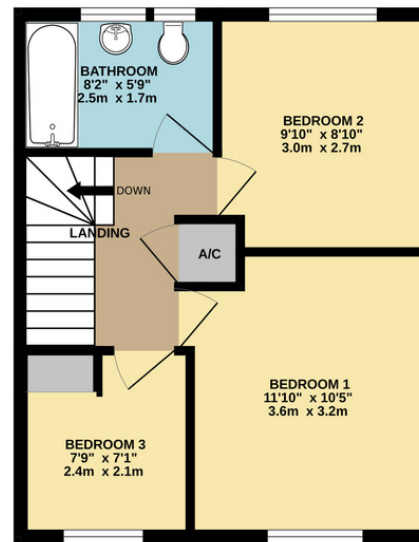




GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain!

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 86 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TENNACOTT HEIGHTS, BIDEFORD

TOTAL FLOOR AREA : 862 sq.ft. (80.0 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, including colourised images to show the plot, are 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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