



5 Meadow Park
Bideford | EX39 3HD

JAMES FLETCHER

POWERED BY
exp UK



5 Meadow Park

Nestled within a popular residential location, this modern 3-bedroom semi-detached home is well-positioned close to nearby parks, schools and woodland walks, and enjoys easy access to town. Offering spacious and well-planned accommodation along with ample off-road parking, a large garage and a tranquil South-facing garden, the property offers comfort and convenience in equal measure. Having been recently refreshed throughout, this impressive home now offers a blank canvas, perfect for first-time buyers, families or anyone looking to downsize/relocate to this much sought-after location. Sold with no chain!

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

The property opens to an inviting entrance hall, providing stairs to the first floor, a useful understairs cupboard and doors to the lounge/diner, and the kitchen at the rear. The spacious open-plan lounge/diner enjoys a dual aspect, flooding the home with natural light, and overlooks the front and rear garden. The lounge features a "pebble-effect" electric fire with display shelving either side, whilst the dining area is open to the kitchen and also boasts sliding doors opening to the South-facing rear garden. The kitchen is well-fitted with a range of work surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below and matching wall-units over, space for a cooker, space & plumbing for a washing machine, space for an undercounter fridge and a door to the rear garden.

Stairs to the first floor rise to a generous landing which connects 3 bedrooms and the shower room. The main bedroom, found at the front, is a spacious double bedroom whilst the second bedroom, also a good-sized double, is found at the rear and overlooks the garden. The third bedroom makes for a great child's bedroom/nursery, home office or dressing room. The shower room is fitted with a large shower, low-level W.C, wash basin and a heated towel rail.

In all, this easy to run home offers well-planned accommodation and is a blank canvas for anyone looking for a property to add their own personality.

OUTSIDE & PARKING

The property is approached at the front by a private driveway, leading to the garage with up & over door, along with a lawned garden with mature plants and hedges creating a natural boundary. There is pedestrian access at the side, leading to the rear garden, which offers a wonderful escape at the rear of the home. Boasting a sunny South-Facing aspect, the rear garden immediately offers a level patio with steps up to a lawn with mature plants and trees offering a pop of colour throughout the year, perfect for little ones to explore or keen gardeners to thrive.

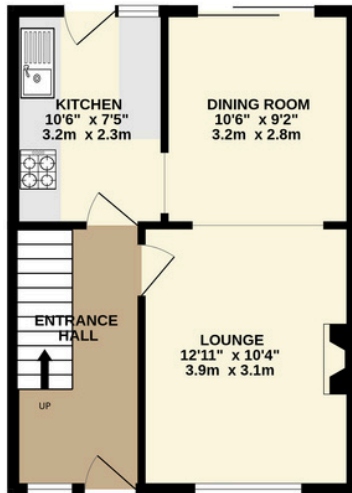
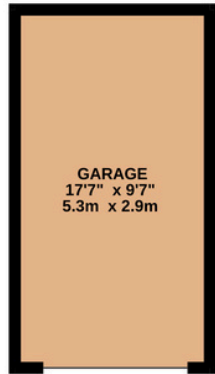
VIEWINGS

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.

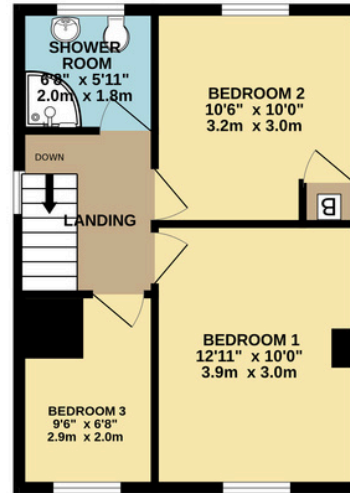




GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Additional Info:** Recently-fitted gas boiler, heating system & uPVC double glazed units
- **Tenure:** Freehold
- **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		
69-80	C	69 C	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, 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.

JAMES FLETCHER
POWERED BY
exp UK

07540 256 245
james.fletcher@exp.uk.com

