



JAMES FLETCHER
exp

8 North View Avenue
Bideford | EX39 3LH

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8 North View Avenue

Perfectly-placed in the heart of Bideford, this charming characterful home is just a short, level stroll from Bideford Quay and tranquil riverside walks, along with nearby parks, schools and the Kenwith Valley Nature Reserve. This inviting home offers well-planned and spacious accommodation with a wealth of attractive features adding charm and ambience throughout - perfectly blending modern comfort with period charm. Outside, the property enjoys a peaceful South-facing garden with useful storage, and is well-positioned within this much sought-after location. Perfect for those seeking their first home, a home for a growing family or couples hoping to relocate or downsize close to town, this impressive home is not to be missed.

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 dune-back riverside beach and a number of 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

Stepping inside, the property opens to an inviting entrance hall with an attractive tiled floor and stairs to the first floor. The hallway then flows seamlessly into the open-plan living space, immediately opening to the dining area, a warm and welcoming space that instantly feels like home. At the front of the home is the lounge, with a wood-burning stove and a large bay window, flooding the home with natural light, making the perfect spot to relax, unwind or enjoy family film nights.

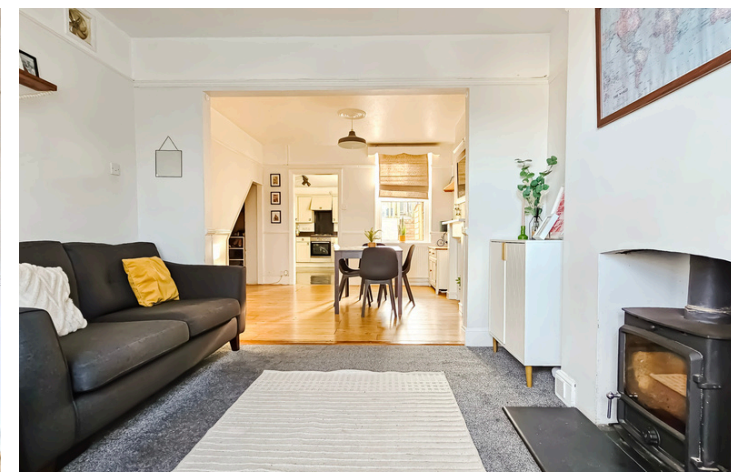
The kitchen is found at the rear of the home, a practical space fitted with a range of work-surfaces comprising a sink & drainer unit with drawers & cupboards below and matching wall-units over, spaces for appliances include a cooker, fridge/freezer, a dishwasher & a washing machine, along with a door to outside.

Stairs rising to the first floor open to a generous landing, leading to 3 bedrooms and the family bathroom. The main bedroom sits at the front of the home, a comfortable double, whilst the second bedroom is another great-sized room, overlooking the garden. The third bedroom, found at the rear, is a comfortable single bedroom, making for the perfect nursery, home office or dressing room too. In addition, the family bathroom, neatly positioned to serve all three bedrooms, comprises a bath with shower over, low-level W.C and a wash basin.

Overall, this impressive home flows beautifully, feels spacious and is full of character, including feature fireplaces, high-ceilings and picture rails - the perfect place to suit a lifestyle seeking comfort & convenience close to the centre of town.

OUTSIDE

The property is approached at the front from North View Avenue with a couple of steps up to the front door. At the rear of the home is a tranquil South-facing garden, immediately opening to a patio with a log store and useful storage for outside equipment, along with steps up to a level lawn with flower beds and borders. At the top of the garden is a further store for bikes, surfboards and tools. Bathed in sunshine, the garden is perfect for little ones to explore, pets to roam and those with 'green fingers' to thrive. There is also a useful rear pedestrian access off a service lane behind the property. Whilst there is no dedicated parking, North View Avenue is a quiet road where ample on-road parking is available on a first come, first served basis with additional space at the rear, subject to availability.



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.

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.







- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** C
- **Tenure:** Freehold
- **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		81 B
69-80	C	77 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.