

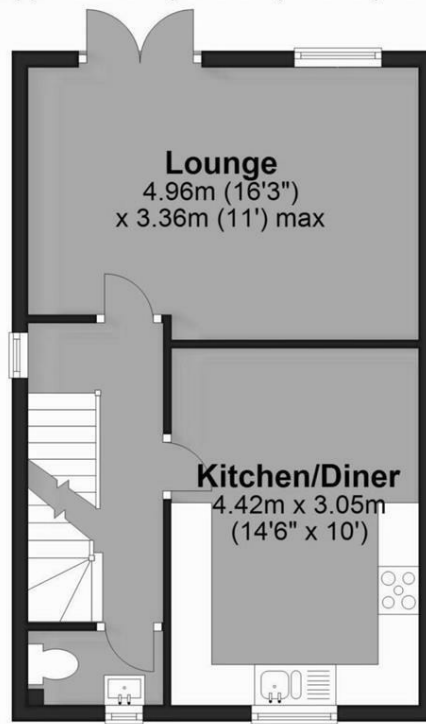
Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



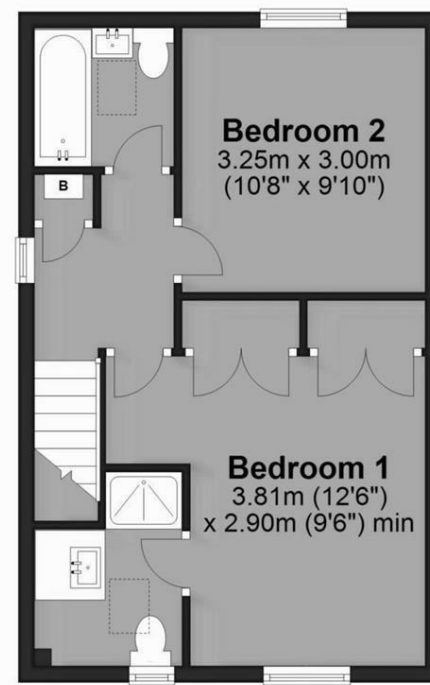
First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Second Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)



3 Double Bed (2 Ensuite) House

38 York Rise, Bideford, EX39 3TN

Guide Price

£340,000

- Versatile & Spacious Semi-Detached House
- Potential Annex Space (*STP)
- Remainder of a 10 Year NHBC Guarantee
- Garage, Drive & Parking
- 3 Double Bedrooms (2 En-suite)
- MUST BE VIEWED

- Enclosed & Private Rear Garden
- No Onward Chain

Directions

Heading up through Bideford Highstreet proceed to the top of the road take the right turning then immediate left turning onto Abbotsham Road. At the light turn right onto Lime Grove, proceed for about 500 yards turning right into York Rise. Continue for around 400 yards and the property (Number 38) is on the right hand side.

**Looking to sell? Let us
value your property
for free!**

Call 01237 879797

or email bideford@phillipsland.com

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A deceptively large 3 bedroom town house situated in the popular Grenville development on the edge of Bideford. Well located within a popular position, within walking distance you have excellent amenities, schooling and facilities. The property is in a 'turn key' condition, available with no onward chain, be sure to contact the Bideford team form more information and to arrange a viewing.

Approached over its private driveway with ample parking for 3 cars you have level access to the garage with up and over door with power and light connected.

The hall gives way to the ground floor, the garage could be converted into living space creating a ground floor annex. An ideal spot for a dependant relative, with what would be wheelchair access, subject to planning consent.

On this floor you have integral access to the garage a large bedroom with French doors onto the courtyard garden with its own ensuite bathroom. In the hall there is handy storage and stairs to the first floor.

On the first floor you have the lounge with double French doors onto the patio which is excellent for summers entertaining. The kitchen dining room is fully equipped with a plethora of built in storage cupboards, spaces for white goods and integral appliances, electric oven, gas hob and sink with a view! A open plan space with ample space for a 6 seater table perfect for hosting family and friends. At the end of the landing there is a handy WC.

On the top floor there is a further 2 bedrooms, the principal bedroom is on this floor with a bank of built in storage cupboards. The ensuite is modern and equips with a separate shower, hand wash basin and low level WC. with a further double bedroom and family bathroom with bath which includes a shower over.

AGENTS NOTE: The development is subject to a management fee of £50 per annum. This covers the upkeep of communal areas, hedgerows and the play area.

Services

All mains connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

The outside is where this property really excels further the current owners have extended the driveway which now comfortably parks up to 3 cars. There is level access to the garage and side access to the rear gardens.

The rear garden is fully enclosed which is perfect for your fury four-legged friends. There is a large patio area which leads straight into the property through double doors, offering an excellent spot for alfresco dining or summers entertaining.

The garden is low maintenance and has been artificially turfed with some boarders and two large storage sheds. Overall, this is a generous 3 double bedroom family home within a popular location. Phillips Smith & Dunn recommend an early internal viewing to avoid any possible disappointment.

(*STP) = (Subject To Planning)

Room list:

Entrance Hall

Bedroom 3

4.99 x 2.88 (16'4" x 9'5")

Ensuite

Garage

4.99 x 2.55 (16'4" x 8'4")

First Floor

Lounge

4.96 x 3.36 (16'3" x 11'0")

Kitchen / Diner

4.42 x 3.05 (14'6" x 10'0")

WC

Second Floor

Bedroom 1

3.81 x 2.90 (12'5" x 9'6")

Ensuite

Bedroom 2

3.25 x 3.00 (10'7" x 9'10")

Bathroom

