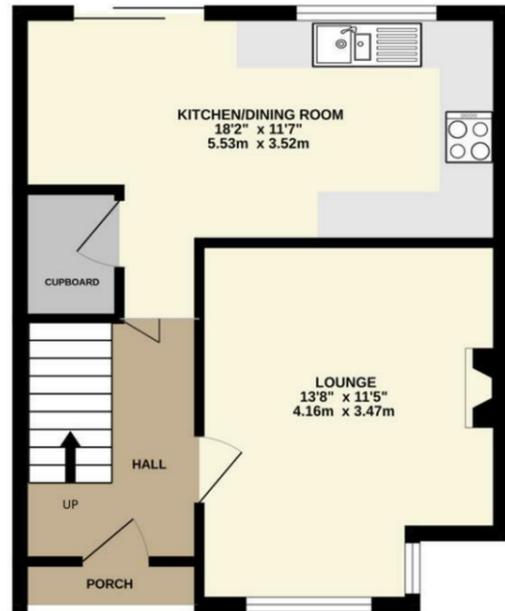
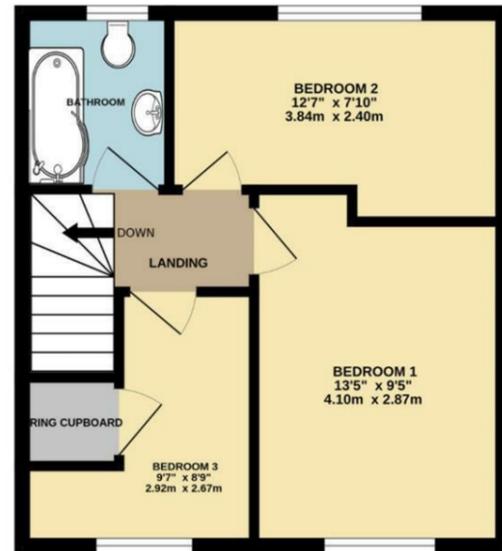


GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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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3 Bed House

1 Short Close, Bideford, EX39 3QL

Guide Price

£295,000

- Stylish & Modernised 3 Bedroom House
- Popular Residential Location
- Garage & Driveway Parking
- Wrap Around Landscaped Gardens
- Available With No Onward Chain
- MUST BE VIEWED!

Directions

From Bideford Quay, head up the High Street. At the top, turn left, then take the first right into Abbotsham Road. Pass the college on your left and take the third turning on your right into Short Close, where No.1 can be found on the right-hand side.

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

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Overview

Beautifully presented and occupying a generous corner plot, this impressive three-bedroom home sits within the highly desirable Londonderry Farm development—perfectly placed for both convenience and comfort.

On arrival, a private driveway offers parking for two vehicles and leads to the garage, complete with an electric roller door. A neat, low-maintenance front garden adds to the property's kerb appeal, while a welcoming storm porch frames the main entrance.

Step inside and you're greeted by a bright hallway, with access to the principal rooms and stairs rising to the first floor.

The lounge, set at the front of the house, is both spacious and inviting. A feature electric fireplace forms the heart of the room, while a striking bay window floods the space with natural light—making it the ideal spot for family relaxation.

To the rear, the open-plan kitchen and dining area is the true hub of the home. Thoughtfully designed with modern units and integrated appliances, it offers both style and functionality. The dining space easily accommodates a family table, with patio doors opening seamlessly onto the garden—perfect for indoor-outdoor living.

Outside

Upstairs, you'll find two generous double bedrooms—one overlooking the leafy rear garden and one to the front—alongside a versatile third bedroom, which could serve as a child's room, guest space, or a dedicated home office. A well-appointed family bathroom completes the floor, featuring a bath with shower over, WC, and wash basin.

The rear garden is a standout feature. A raised composite deck provides the perfect entertaining space, ideal for summer barbecues or evening drinks with friends. Steps lead down to a lawn framed by mature shrubs and trees, while a secluded lower seating area offers a peaceful retreat to enjoy morning coffee or a good book. From here, you can take in far-reaching countryside views—a rare bonus in such a convenient location.

Services

All mains services connected.

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

