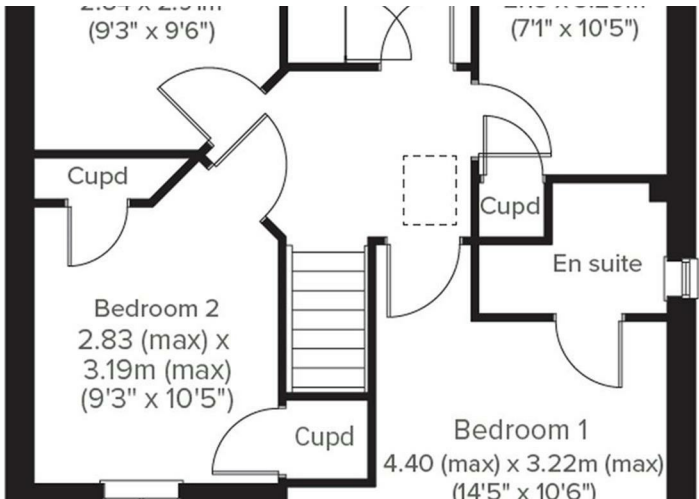
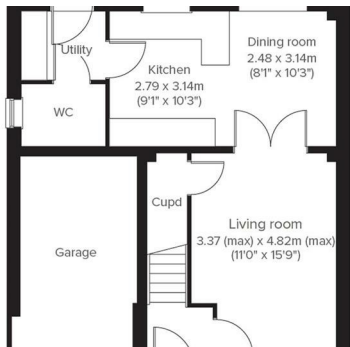




Plot 106 Abbotsham Park

Plot 106 Abbotsham Park, Clovelly Road, Bideford, EX39 3QU



Bideford Town Centre 1.8 miles Barnstaple
7 miles Instow 6.1 miles

The Rivington is a four bedroom detached house based at Abbotsham Park in a stunning riverside location and close to Affinity Devon retail outlet.

- 4 Bedroom Detached House
- Open Plan Kitchen/Dining Room
- Separate Living Room
- Ensuite to Master Bedroom
- Family Bathroom
- Parking and Integral Garage
- Heat Pump
- Close to a Good Range of Local Amenities
- Freehold
- Council Tax TBC

Guide Price £364,995

SITUATION

One of the most popular areas in Bideford, popular due to its close proximity to the historic port and town centre and Affinity Retail and Leisure complex, all within walking distance. The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities which are all within walking distance, including various shops, butchers, pubs and restaurants. The property is short walk away from the historic pannier market; a pretty covered former market building built in 1884 and today houses cafe's, coffee shops, boutique and craft stalls, independent shops and stalls.

Bideford has schooling for all ages (public and private), five supermarkets, places of worship and large public park. The nearby shopping outlet 'Affinity' offers a fantastic range of retail and leisure facilities including World of Wonder children's soft play and outlet shopping stores including to name a few; Crew, Clarks, Starbucks and Costa. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away).

The renowned coastal town of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple offers all of the areas main business, shopping and commercial venues and can be reached by car in around 15 minutes.

DESCRIPTION

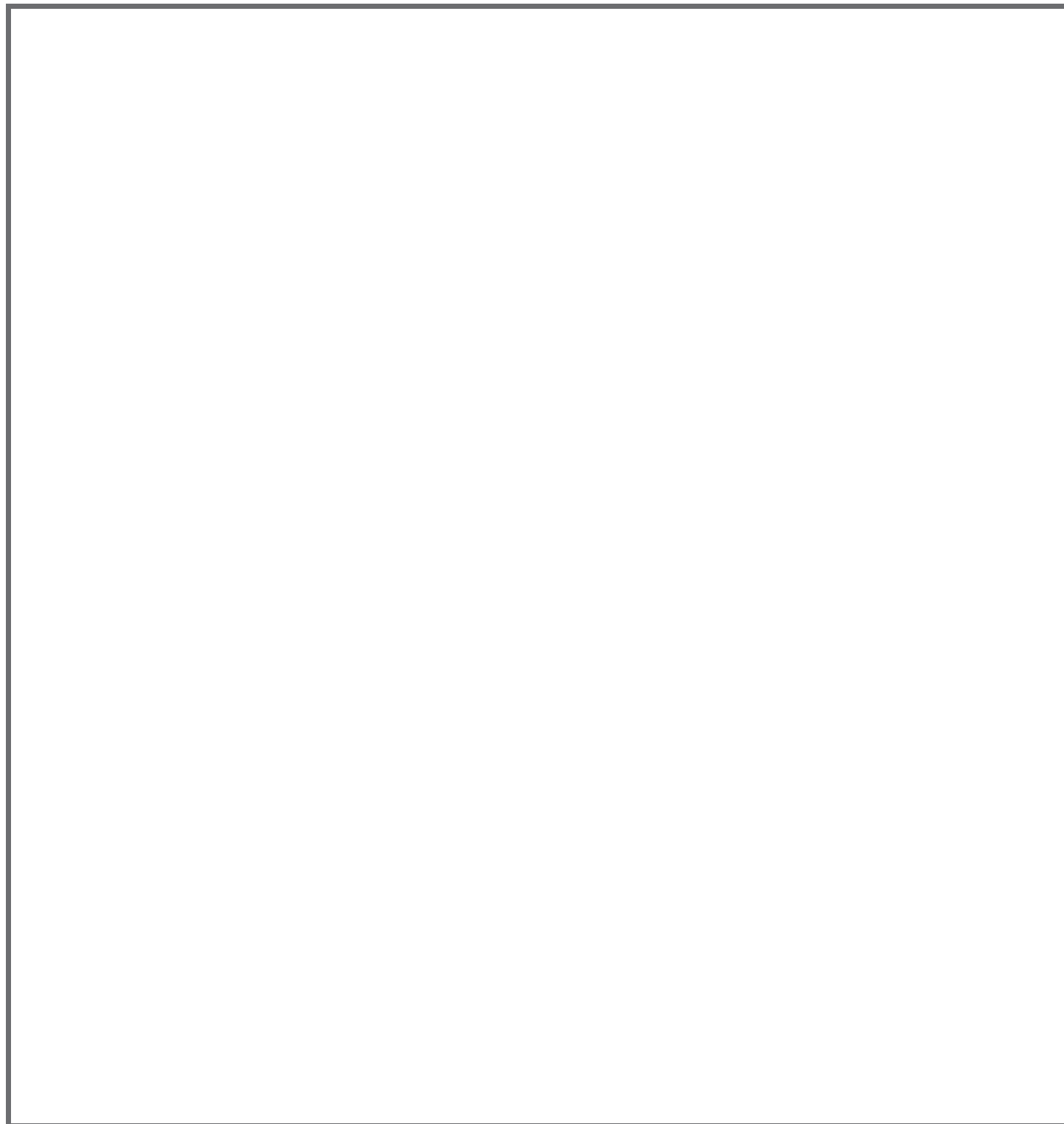
The Rivington is a great place to call your family home. Double doors are a lovely feature linking the living room to the kitchen/dining room, and double doors from there open onto the garden. That's an excellent setup for family life, for entertaining and for enjoying quality time. When you want some space of your own, there are four bedrooms to choose from.

Open plan kitchen/dining room with French doors leading into the garden. Front aspect living room with double doors opening into kitchen/diner, downstairs WC & utility. Integral garage. Bedroom one with en suite, family bathroom with modern fixtures and fittings. Four handy storage cupboards. Energy efficient.

ADDITIONAL INFORMATION

Call Stags on 01237 425030 for further information.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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