



The Orchard



Bideford walking distance, Instow/Beach
2.7 Miles, Barnstaple 9 miles,

**Detached bungalow boasting
stunning uninterrupted views over
the River Torridge, to Bideford
Quay and to the town of Bideford.**

- Stunning River Views
- Situated on a private 'no through' road
- No onward chain
- Parking & Garage
- A rare opportunity
- Walking distance to Bideford town
- Freehold
- Council tax band D

**Offers In Excess Of
£499,000**



SITUATION

The Orchard is situated off Grange Road, a quiet cul-de-sac on the eastern side of the port and market town of Bideford. The property is within easy walking distance of the town centre, which offers an excellent range of shopping facilities and amenities. Immediately adjacent to Grange Road is access to the Tarka Trail, popular with walkers and cyclists alike. Also close by are the coastal villages of Appledore, Instow and Westward Ho!, which is renowned for its safe sandy surfing beach and adjoining championship golf course. The A39 North Devon link road is within a mile of the property and gives access to the regional centre of Barnstaple about 10 miles distant, housing the area's main commercial, entertainment and shopping venues. The A39 leads onto the A361 and thereafter junction 27 of the M5 just beyond Tiverton, which then gives access to the national motorway network.

DESCRIPTION

A rare opportunity to purchase this magnificent detached and deceptively spacious bungalow boasting stunning uninterrupted views over the River Torridge, to Bideford Quay and to the town of Bideford. The property is almost hidden and set on a private no-through road with generous-sized gardens, ample parking and detached garage. We envisage the property could suit as a main residence, second home or successful holiday let. Being offered with no onward chain, this is certainly a property that needs to be viewed to be fully appreciated.

ACCOMMODATION

The accommodation is well-presented and comprises the sitting room with wood burner and stunning views of the River, sliding doors to the raised decked area and garden. Kitchen/diner which includes a range of fitted units, inset sink, gas hob and

double oven. From here is direct access onto the raised decking area- ideal for alfresco dining. The utility room includes fitted units with worktops and space for white goods. The three bedrooms are all doubles, with the principal benefiting from fine views and an ensuite shower room. The family bathroom includes a bath, shower cubicle, WC and sink.

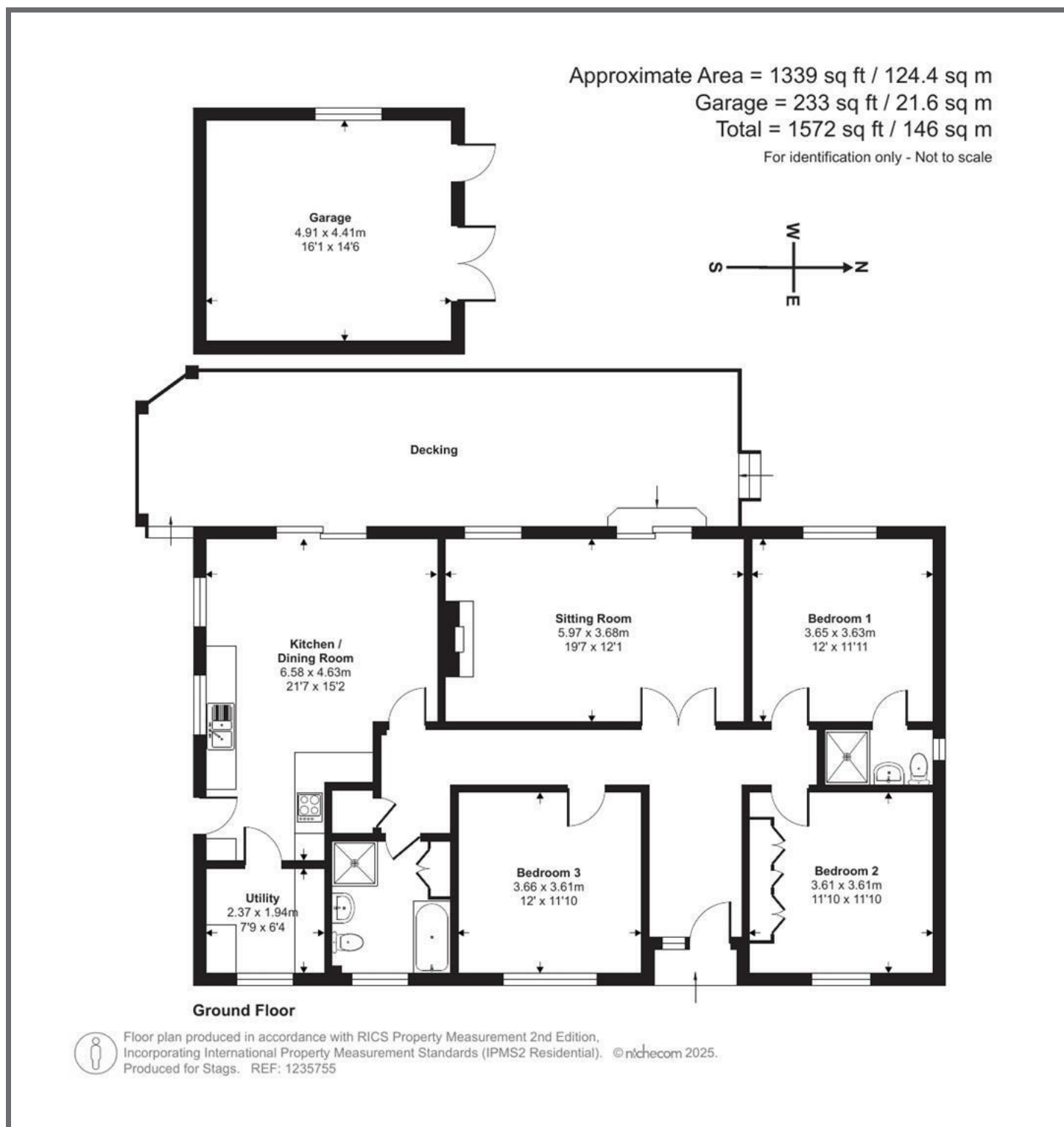
OUTSIDE

A sweeping driveway takes you to parking for a number of vehicles and the detached garage. From here steps lead down to the front door and the gardens to the property. The rear garden is mainly laid to lawn, level and with an extensive decked area along the riverside of the bungalow overlooking the River Torridge and beyond. There is also a greenhouse and potential vegetable garden area. Additionally, there are timber garden stores, outside tap and external lighting. In all, a generous sized plot.

PROPERTY INFORMATION

All mains connected
Gas central heating.
Brick built with tiled roof.
We understand that The Orchard has a right of way across the initial part of the drive. According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.





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
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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