



Langworthy
Northdown Road, Bideford, Devon EX39 3LP

Price Guide: £475,000

An attractive and particularly spacious double-fronted detached Victorian family house. The property has been sympathetically updated throughout and now boasts the stunning modern/period combination with classic features.

Briefly, there are 3 very generous bedrooms (1 ensuite), 2 classic reception rooms (both with woodburners) – including a fabulous open-plan kitchen/dining/family room, beautiful reception hallway, staircase & landing, family bathroom, utility room, store room with WC. There is new central heating and floorings throughout to name but a few improvements.

There is a driveway accommodating 2 vehicles and a detached single garage (14'4 x 8'2).

The gardens are very generous and are predominantly areas of lawn facing south to the front of the house. There are mature trees, bushes and borders and some fine elevated views over the town and beyond can be seen here and from the first floor of the house.

Location:

The property is a short walk from local amenities, being on the quiet outskirts of Bideford town. Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles.

Services: Mains electric, water, drainage & gas central heating.

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Directions: If travelling from Bideford Quay, head towards North Road. Upon reaching the junction, turn right into Northam Road. At the mini-Roundabout, take the following left turn into Northdown Road. Proceed up the hill where Langworthy will be found just a short distance up the hill on the left-hand side.





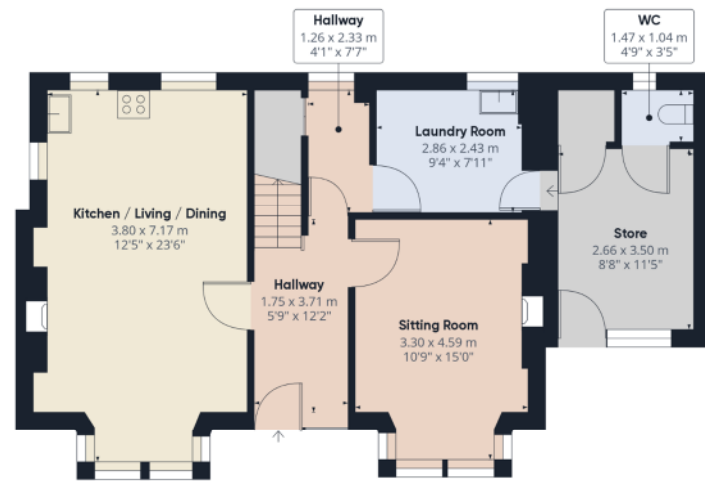
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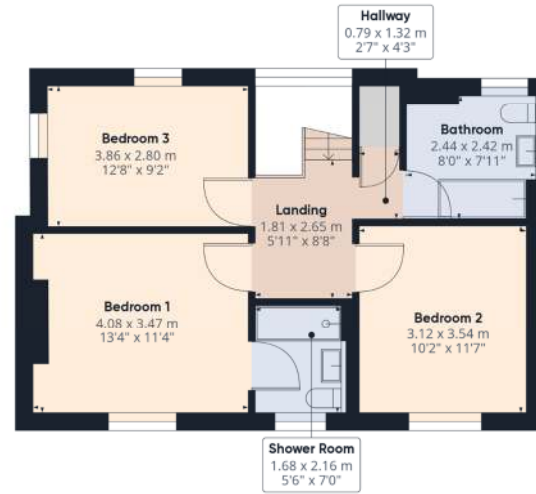
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Floor 0



Floor 1



Approximate total area⁽¹⁾

126.32 m²
1359.7 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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