



8 Clovelly Close  
Bideford, Devon, EX39 3DN

Price Guide: £340,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

For sale is this deceptively spacious semi-detached home which has been extended to become a stylish dual living 4-bedroom bungalow within a very generous plot with parking for up to 3 vehicles and a garage.

There are two areas to this property, connected by its nearly new family kitchen/utility room. In the extended annexe there is a bedroom, living area as well as its own shower room for anyone who wants their own independence within the property – which can equally be included in the general accommodation with two bedrooms, a spacious living room with adjoining dining room.

The property is of high standard and well equipped with modern features. The property also a low maintenance front garden which wraps around the property and connects to the rear.

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.



**Entrance Porch with part glazed door to:**

**Entrance Hall**

**Living Room**  
13'8 x 12'2 (4.17m x 3.7m)

**Kitchen**  
10'8 x 7'11 (3.25m x 2.41m)

**Dining Room**  
9'8 x 13'1 (2.95m x 4m)

**Utility Room**  
7'3 x 9'2 (2.2m x 2.8m)

**Bedroom 1**  
11'2 x 11'11 (3.4m x 3.63m)

**Bedroom 2**  
10'7 x 8'0 (3.23m x 2.44m)

**Annexe Bedroom**  
10'6 x 12'8 (3.2m x 3.9m)

**Annexe Living Room**  
10'9 x 12'1 (3.8m x 3.68m)

**Shower Room**

**Annexe Bathroom**

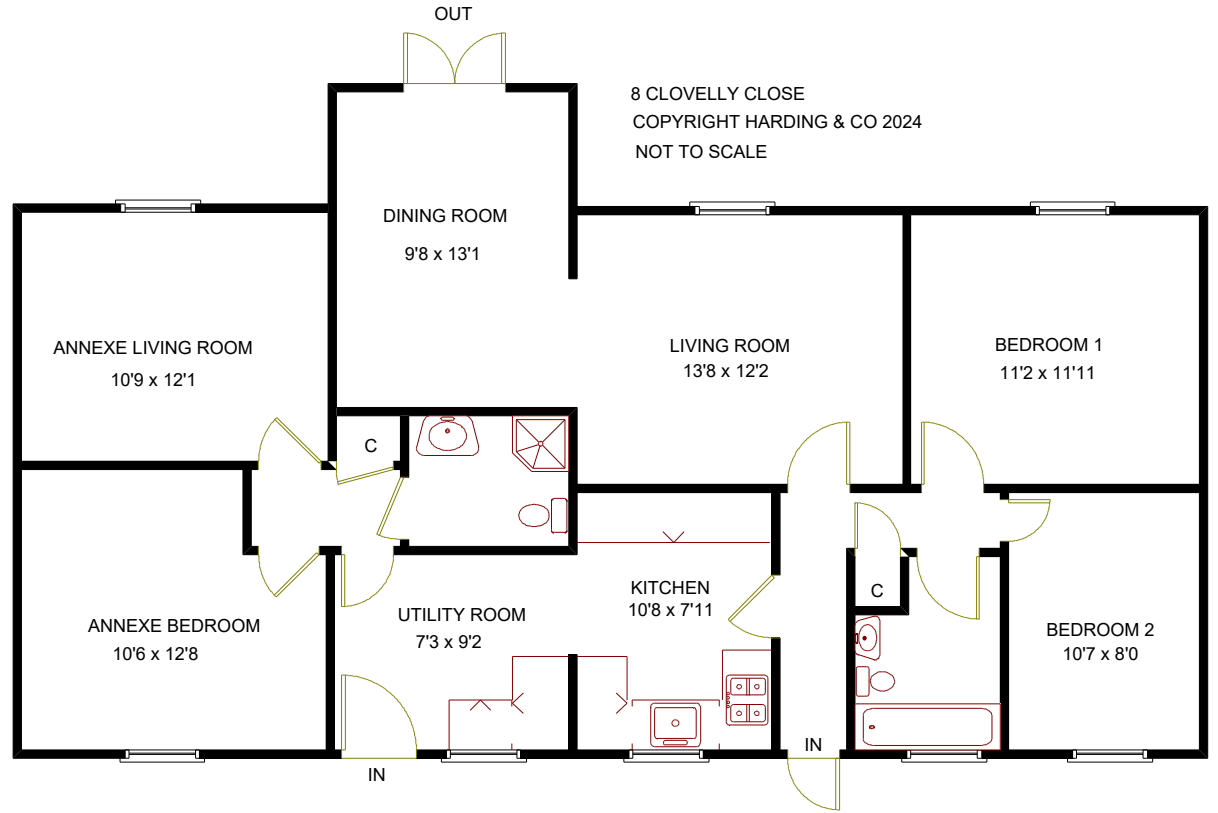
**Outside**

To the rear of the property is a fully enclosed garden with a large level patio and low maintenance slate chippings incorporating a paved circular patio. The garden is fully enclosed by fencing and there are 2 storage sheds, glass greenhouse, attractive rose bushes and ornamental trees.

**Services:** All main services connected. uPVC double glazing. Gas fired central heating.

**Energy Performance Certificate: D**  
**Council Tax Banding: B**





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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.

