



The Conifers, Bank End
Bideford, Devon EX39 2QS

Price Guide: £275,000

HARDING & CO
ESTATE AGENTS & VALUERS

A wonderful opportunity to acquire this spacious detached 3-bedroom bungalow requiring some updating within a generous plot seen as a blank canvas.

One of the standout features of this bungalow is its expansive wrap-around garden and off road parking, which presents a perfect space for outdoor activities or gardening. The sun room, which overlooks the garden, invites an abundance of natural light.

Additionally, this property is offered with no onward chain, allowing for a smooth and hassle-free purchase process. With its close proximity to the estuary, generous outdoor space and within level walking distance to local amenities. This is an exceptional opportunity for those looking to settle in a peaceful yet convenient area.

No Chain.

Sold as Seen.

Situation: The house is located along the banks of the river within a short level walking distance 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 including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. 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. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

Services: Mains electricity, water and drainage. Gas central heating system.

Tenure: Freehold.

Energy Performance Certificate: tbc

Council Tax Banding: C

Directions: From Bideford Quay proceed past Morrisons and take the second turning on the right into Chanters Road. Proceed along Chanters Road passing St Mary's Primary School at the end, veering to the right following the road to the Riverside development. The Conifers can be found down the staircase on the left hand side of the road, following the path to the properties gate on the left hand side signposted as 'The Conifers'.





Invicta House, The Pill, Kingsley Road,
Bideford. Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



rightmove.co.uk
The UK's number one property website



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.

HB95 Ravensworth 01670 713330

