



18 Hamilton Close, Bideford, EX39 3DS

£235,000

A rare opportunity to purchase a 3 bed semi detached house within a short walk of local amenities whilst having these spectacular countryside views, this is one not to be missed.

Description

At first glance, 18 Hamilton Close might appear to be a charming bungalow from the road side, but step inside, and you'll discover a spacious, beautifully presented 3-bedroom semi-detached house, freshly decorated and newly carpeted throughout. Now available with no onward chain.

This home features three comfortable bedrooms, providing ample space for a family. The layout can be versatile to suit any growing family's needs. The entire house has been newly decorated, offering a modern, clean feel complemented by brand-new carpets. You'll enjoy the benefits of double glazing and gas central heating, ensuring year-round comfort and energy efficiency. Additionally, the property includes convenient driveway parking.

On the lower ground floor, you'll find a spacious living room, perfect for relaxation and entertaining. The kitchen / diner provides an ideal space for family meals and gatherings. The fitted kitchen is modern and functional, equipped with everything you need for your culinary adventures. There is also a fantastically convenient WC with utility area for your appliances.

The upper ground floor houses three bedrooms, including a generous master bedroom, and a well-appointed, stylish family bathroom.

The exterior of the property boasts a private rear garden with stunning views over the valley, making it perfect for summer relaxation and outdoor activities.

Situated in the popular town of Bideford, 18 Hamilton Close is close to an array of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport connections are available via the A39 and local bus services.

Don't miss the opportunity to make this exceptional property your new home. Contact us today to arrange a viewing!

Reception Room 10'4" x 9'8" (3.15 x 2.95)



Kitchen / Dining Room 18'9" x 8'0" (5.74 x 2.44)



W.C / Utility



Bedroom 1 16'0" x 9'8" (4.90 x 2.95)



Bedroom 2 16'0" x 10'11" (4.90 x 3.33)



Bedroom 3 11'1" x 9'8" (3.40 x 2.95)



Bathroom



Property Information

Council Tax Band - B

EPC - D

Utilities - Mains electric, gas, water and sewerage

Sellers Position - No onward chain, vacant possession

Measurements

While we endeavor to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

Consumer Protection and Unfair Trading Regulations

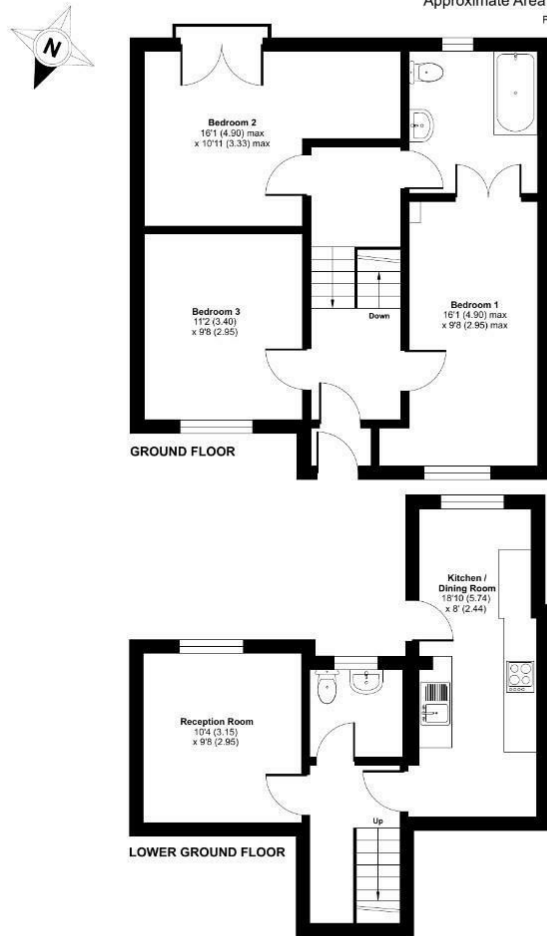
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Floor Plan

Hamilton Close, Bideford, EX39

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale

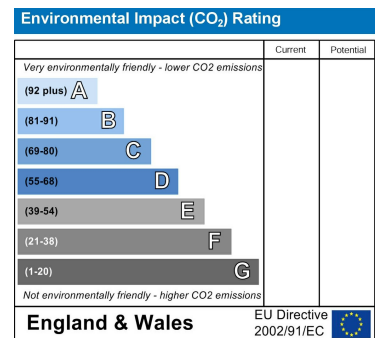
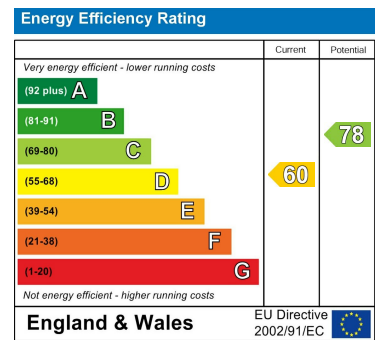


Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1158062

Area Map



Energy Efficiency Graph



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