



**6 Virginia Close, Bideford, EX39 5XW**

**£365,000**

This detached 3-bedroom home with drive and garage offers stunning views and is a rare opportunity to own in the prestigious Virginia Close, Bideford.

## Description

A rare opportunity to own a property in the sought-after Virginia Close, Bideford, where homes rarely come to market, with no sales in over 10 years. This beautifully presented 3-bedroom detached house has been lovingly maintained by its sole owner since its construction. The spacious dual-aspect lounge, perfect for relaxing, opens onto the stunning back garden through elegant French doors. The kitchen/dining room is ideal for entertaining, complemented by an extra utility room and a convenient downstairs WC. Upstairs, you'll find three bedrooms, including a master with an ensuite, along with a family bathroom featuring a well maintained 3-piece suite. The garden is a true highlight, offering multiple areas for entertaining, including a composite decked space, a patio at the far end with breath-taking views, new fencing around the boundary, and a well-kept lawn. The property also includes private driveway parking for at least two cars, plus the added benefit of a garage.

## Reception Room 19'5" x 10'4" (5.92 x 3.15)



## Kitchen / Dining Room 19'5" x 13'10" (5.92 x 4.22)



## WC

## Bathroom



## Bedroom 1 11'6" x 10'4" (3.53 x 3.15)



## Ensuite



Bedroom 2 11'8" x 10'5" (3.58 x 3.20)



equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Bedroom 3 11'5" x 7'4" (3.48 x 2.24)



Garage 16'4" x 8'5" (4.98 x 2.59)

#### Owners Position, Tenure and Services

Freehold

Vendors Position: Will be looking to purchase a bigger property due to large extended family

EPC - C

Council Tax - C

Mains electric, gas, water and sewerage

Driveway parking for at least 2 cars

Broadband speed - Ultrafast 1000 Mbps 220 Mbps

Mobile coverage -

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

#### Measurements

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

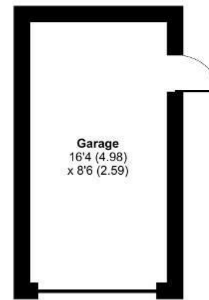
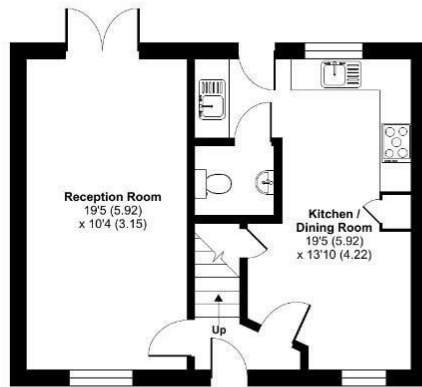
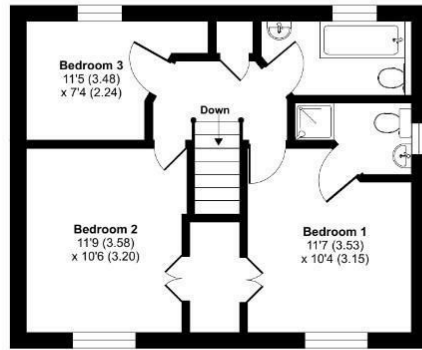
#### Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus,

# Floor Plan

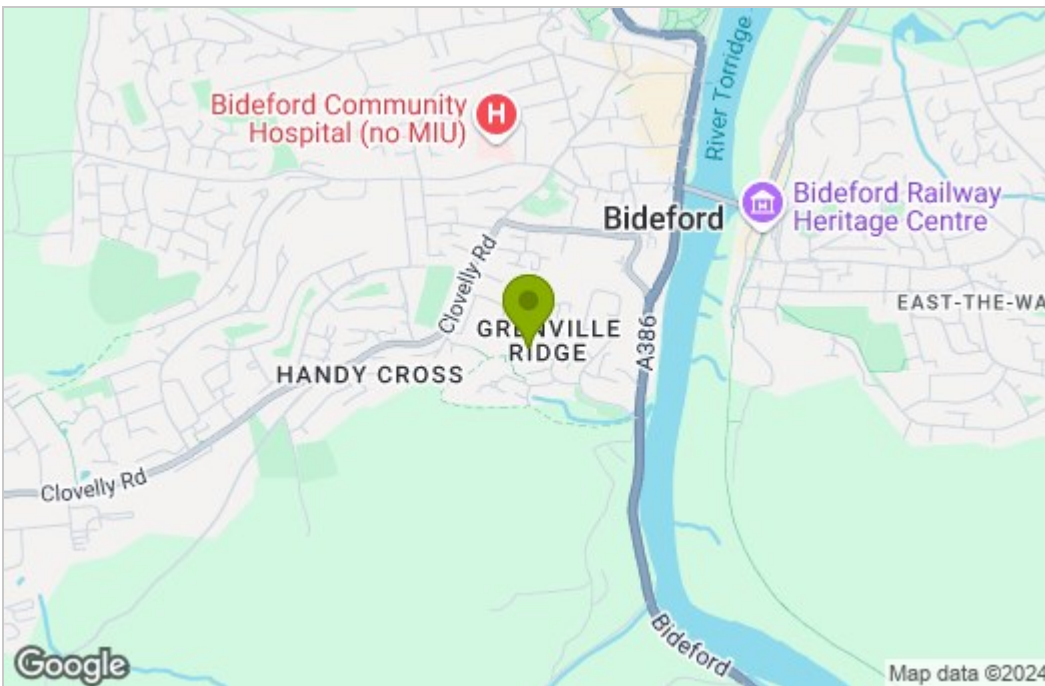
## Virginia Close, Bideford, EX39

Approximate Area = 956 sq ft / 88 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1099 sq ft / 102 sq m  
 For identification only - Not to scale

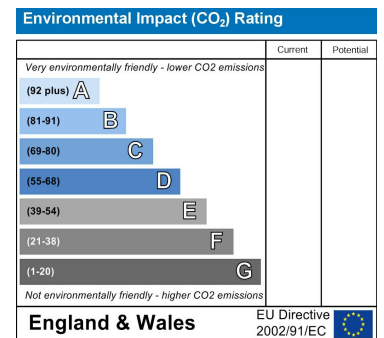
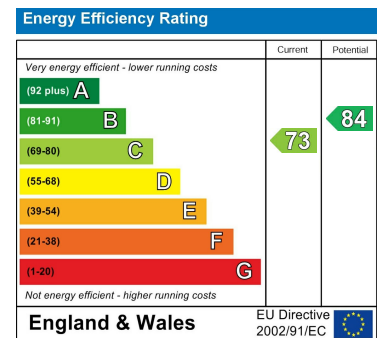


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1178964

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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