



27 Biddiblack Way, Bideford, EX39 4AY

Stamp Duty Paid £232,000

No onward chain! STAMP DUTY and COUNCIL TAX PAID for until April 2026! This spacious corner-positioned 3 Bedroom home offers generous living areas, upgraded amenities, ample parking, and a private garden with decking, making it an ideal choice for first-time buyers, families, or investors.

Description

Nestled in this sought-after residential area, this property boasts charm and convenience in equal measure. The brick exterior offers a smart, low-maintenance façade that enhances its kerb appeal. Parking is abundant, with a dedicated space directly in front of the house and an additional parking spot in front of the nearby garage.

Thanks to its position, this home benefits from a more generous layout than many others in the area. The spacious Lounge/Dining Room and the impressively sized Master Bedroom are standout features, complemented by a well-appointed Kitchen, an upgraded Bathroom, and a private En-suite Shower Room.

At the rear, the fully enclosed garden includes a raised decking area, ideal for relaxing or entertaining. Immaculately presented, this property is an excellent choice for first-time buyers, families, or investors looking for a versatile and appealing home.

Lounge 16'11" x 16'9" (max) (5.16 x 5.11 (max))



Kitchen 11'6" x 10'2" (max) (3.53 x 3.10 (max))



WC

Bedroom 1 15'6" x 11'4" (max) (4.75 x 3.48 (max))



Ensuite



Bedroom 2 10'9" x 7'6" (3.30 x 2.31)



Bedroom 3 8'7" x 7'3" (2.64 x 2.21)

Bathroom



valuation will be necessary to provide an accurate market appraisal.

Information

Age - 2006

Tenure - Freehold

Heating - Gas Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - C 74 - Potential to be B 84

Nearest Primary School - East-the-Water Community Primary School (0.29m)

Nearest Secondary School - Bideford College (1.22m)

Seller's position - No onward chain

Garage



Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Garden



Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £900pcm, subject to any required works and compliance with legal obligations (accurate as of April 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal

Floor Plan

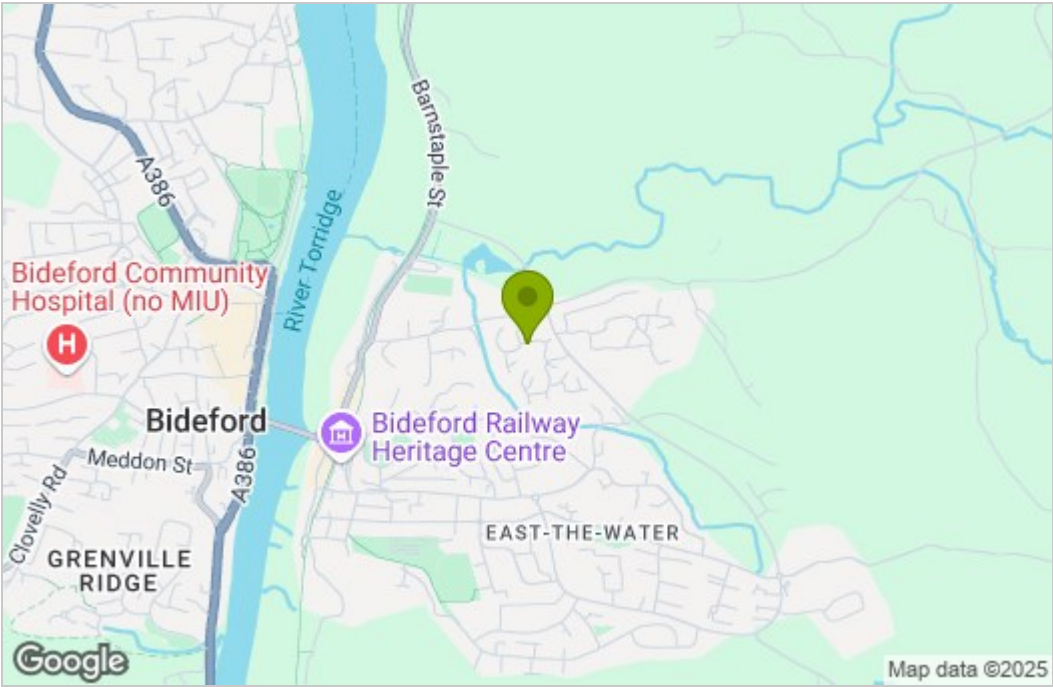
Biddiblack Way, Bideford, EX39

Approximate Area = 916 sq ft / 85.1 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1053 sq ft / 97.8 sq m
For identification only - Not to scale

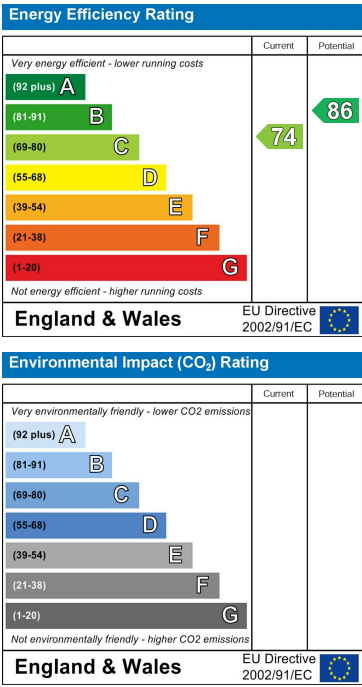


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Springfield (UK) Ltd (Colliers Properties). REF: 1219010

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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