



18 Hamilton Close, Bideford, EX39 3DS

Asking Price £215,000

A rare opportunity to purchase a 3 storey, 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, over 3 floors, 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 16'0" x 9'8" (4.90 x 2.95)



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



W.C / Utility



Bedroom 1 16'0" x 10'11" (4.90 x 3.33)



Bedroom 2 11'1" x 9'8" (3.40 x 2.95)



Bedroom 3 10'4" x 9'8" (3.15 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

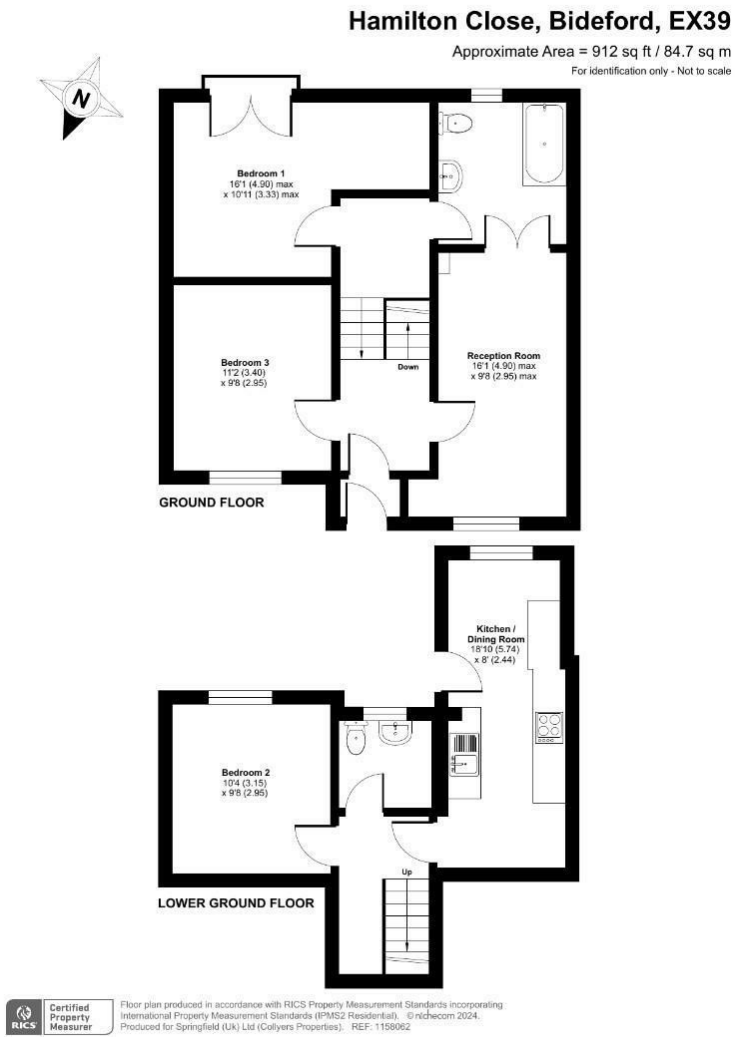
Measurements

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

The Agent has not tested any apparatus, 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.

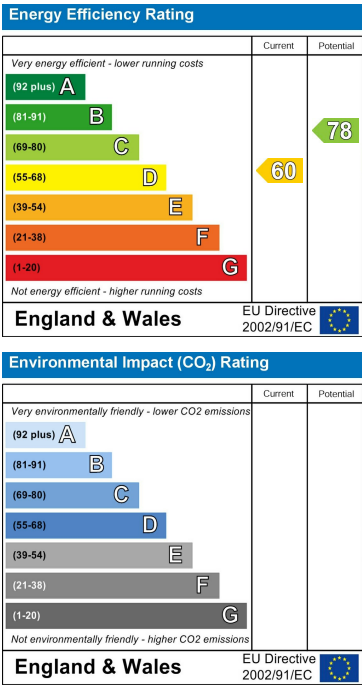
Floor Plan



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.