



29 Blackmore Avenue, Bideford, EX39 3TG

£425,000

This stunning 4/5-bedroom detached family home features a bright extension with an island kitchen, versatile living spaces, and plenty of storage, all complemented by a beautifully landscaped South-facing garden.

Description

This impressive 4/5-bedroom detached family home offers immaculately presented accommodation, a delightful South-facing garden, and a versatile layout, perfectly suited to modern family living. Occupying a tucked-away position on the ever-popular College Park development, the property boasts ample off-road parking and a garage that has been cleverly shortened to create an additional room, ideal as an office, playroom, or 5th bedroom.

The vendors have extended the property to create a stunning kitchen/diner, complete with a central island, white Quartz work surfaces, built-in appliances, and ample dining space. This bright and airy space features two large skylights and Bi fold doors leading to the beautifully landscaped rear garden. The garden includes a patio, lawn, raised beds, and a wooden bar area, making it the perfect space for entertaining or relaxing.

The ground floor also offers a bright lounge with an attractive electric fire, a practical utility room with additional storage, and a modern cloakroom. Upstairs, the galleried landing leads to four well-proportioned bedrooms. The master suite features built-in wardrobes and a stylish en-suite shower room, while the remaining 3 double bedrooms, 2 of which have built in wardrobes, then share a contemporary family bathroom.

With its high-quality finishes, extended living spaces, and versatile accommodation, this home is ideal for growing families, those seeking flexibility, or anyone looking for a property with excellent entertaining potential.

Lounge 17'0" x 11'1" (5.19 x 3.38)



Kitchen / Diner 23'9" x 13'8" (7.25 x 4.17)



Utility Room

Office/Playroom



WC

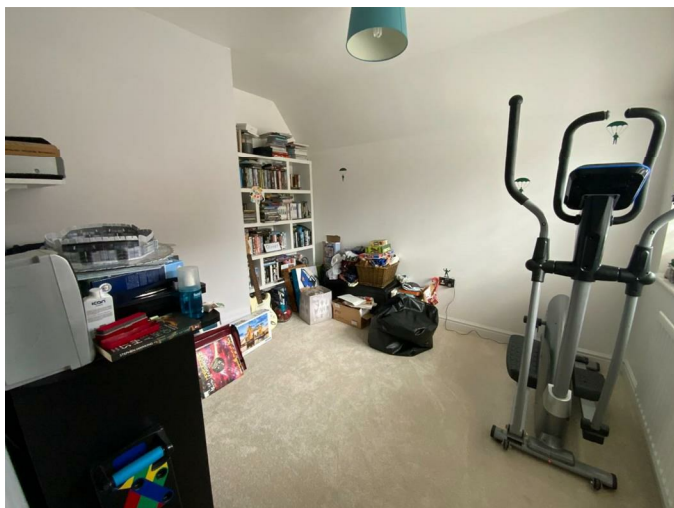
Bedroom 1 17'3" max x 10'10" (5.26 max x 3.32)



Ensuite



Bedroom 4 10'7" x 9'0" (3.24 x 2.76)



Bedroom 2 10'7" x 10'5" (3.23 x 3.18)



Bathroom



Bedroom 3 10'4" x 9'0" (3.15 x 2.76)



Garage

Garden



Information

Age - 2014

Tenure - Freehold

Heating - Gas central heating

Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band D

EPC Rating - B 83 - Potential to be A 93

Nearest Primary School - St Helen's Church of England School (0.75 miles)

Nearest Secondary School - Bideford College (0.45 miles)

miles)

Seller's position - Vendor looking to buy onward

Service Charge - Approx £240 per year

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.

Floor Plan

Ground Floor



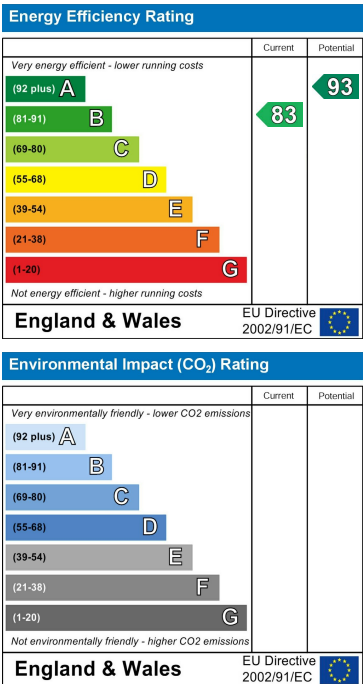
First Floor



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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