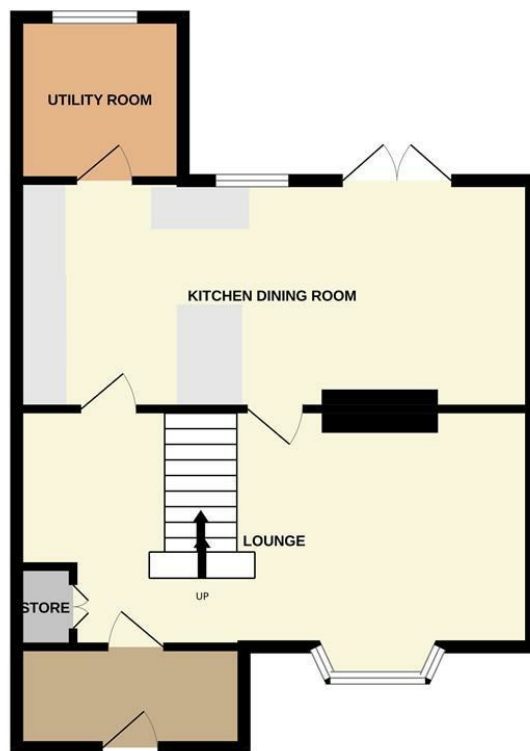


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Heading out of Bideford cross over the old bridge head straight across the mini roundabout. Proceed to drive up the hill for about 1 mile upon reaching a further roundabout take the second exit. Then take a right into Chubb Road then left where the properties at Chope Close can be found in a 'V' shape overlooking the green on the right hand side, number 9 is in the far right hand corner.

**Looking to sell? Let us  
value your property  
for free!**

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## 9 Chopes Close

Bideford, Devon EX39 4HD

Guide Price

**£250,000**

- Fully Renovated Family Home
- Views Over Farming Fields
- Modern Open Plan Living
- Unique Modern Layout With Central Stairs
- Fantastic For Outside Entertaining
- MUST BE VIEWED





A fantastic, fully renovated family home finished to an exceptional standard throughout. The current owners have undertaken a comprehensive refurbishment, transforming the property into a light, airy, and modern home ready for its lucky new owner.

The property is accessed via a spacious entrance porch with an oak stable door, leading into a central open-plan hallway with a feature staircase that creates an impressive focal point. From here, there is access to a cosy snug living room, a coat storage area, a cupboard, and even a bar area.

To the rear of the property lies the social and entertaining hub of the home. Flooded with natural light, the modern open-plan kitchen and dining area is perfect for family living and an excellent space for hosting, with doors opening onto the rear garden. If desired, there is potential for back access to the property via a shared alleyway.

The kitchen itself offers a range of built-in storage cupboards and natural wooden worktops, providing ample preparation space - ideal for those who enjoy home cooking. Just off the kitchen is a particularly useful utility room, which could also be converted into a ground-floor WC (plumbing already in situ).

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a generous size and benefits from built-in storage. The second bedroom also features a range of fitted wardrobes. The family bathroom has been fully renovated and now boasts a modern white suite with attractive floor-to-ceiling tiling.

Overall, this property has been finished to a high specification, and early internal viewing is highly recommended.

## Services

All mains services connected. Gas central heating.

## Council Tax band

A

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



## Outside

Outside is where this property truly excels. To the front, there is an enclosed, low-maintenance lawned area. To the rear, the garden is predominantly laid to lawn and features a fantastic raised decking area with a lovely outlook back towards the house.

The raised decking provides the perfect setting for al fresco dining or entertaining family and friends. With composite decking and sleeper borders, the sellers have created an attractive and well-landscaped outdoor space.

There is off-street parking located at the bottom of the property, and the vendors advise that they have never experienced any difficulty finding a space. If of interest, there are council-owned garages at the bottom of the street which are sometimes available to rent.

The property is conveniently located within walking distance of Bideford town centre, which offers a variety of national and independent retailers, restaurant chains, and charming local cafés. A selection of butchers, bakers, and other excellent shops can also be found along Mill Street. Bideford is also well connected for travel, with a frequent bus service available from the quay.

## Room list:

Entrance Porch

Entrance Hall

Coats/Bar Area

Lounge

5.26 x 3.30 (17'3" x 10'9")

Kitchen Dining Room

6.79 x 3.51 (22'3" x 11'6")

Utility Room

First Floor Landing

Bedroom 1

4.04 x 3.71 (13'3" x 12'2" )

Bedroom 2

4.01 x 2.90 (13'1" x 9'6")

Bedroom 3

3.78 x 2.84 (12'4" x 9'3")

Bathroom

2.71 x 1.80 (8'10" x 5'10")

