



55 Biddiblack Way, Bideford, EX39 4AY

Price Guide £224,950

- Spacious 3-bed semi-detached home
- South-facing landscaped garden
- Kitchen with integrated appliances
- Bathroom and cloakroom
- Immaculate throughout
- Conservatory and attached garage
- Lounge open to dining area
- En-suite to principal bedroom
- Gas central heating & double glazing
- Garage and off road parking

55 Biddiblack Way, Bideford EX39 4AY

Situated in a quiet cul-de-sac on the popular Tarka Point development by Persimmon Homes, Biddiblack Way offers a peaceful setting with a near-rural feel, yet is within a mile of Bideford town centre and its amenities. The coastal resort of Westward Ho! is just 3 miles away, with excellent road links providing easy access to Barnstaple and beyond. Built in 2007, this well-presented three-bedroom semi-detached home features a spacious lounge opening into a dining area and conservatory, a modern kitchen with built-in appliances, and a ground floor cloakroom. The master bedroom benefits from an en-suite, alongside a family bathroom. Externally, there is a south-facing, low-maintenance garden with decking, plus an attached garage with internal access. Immaculately presented throughout, early viewing is highly recommended.



Council Tax Band: C



Location

Biddiblack Way is ideally situated within the popular Tarka Point development on the outskirts of Bideford, offering a peaceful, residential setting with a semi-rural feel. Despite its tranquillity, the property is conveniently located less than a mile from the town centre, where a wide range of shops, cafés, schools, and everyday amenities can be found. Bideford itself is a historic port town set along the River Torridge, known for its charming quay, independent shops, and access to the scenic Tarka Trail—perfect for walking and cycling. The nearby coastal resort of Westward Ho! is just a short drive away, offering a beautiful sandy beach, surf, and a popular golf course. The location also benefits from excellent transport links, with easy access to the North Devon Link Road connecting to the M5 at Tiverton, and Barnstaple—North Devon's regional centre—reachable in around 15 minutes. Combining a quiet, family-friendly environment with convenient access to both town and coast, Biddiblack Way is perfectly placed for enjoying the best of North Devon living.

Ground Floor

Entrance Hall

WC

Kitchen

12'0" x 8'0"

Lounge

12'9" x 10'11"

Dining Room

8'2" x 8'0"

Conservatory

10'0" x 6'0"

First Floor

Master Bedroom

11'6" x 8'5"

Ensuite

Bedroom Two

11'8" x 9'6"

Bedroom Three

8'5" x 8'2"

Bathroom

Outside

Garage

16'11" x 8'3"

Services

Gas fired central heating. All mains services connected.

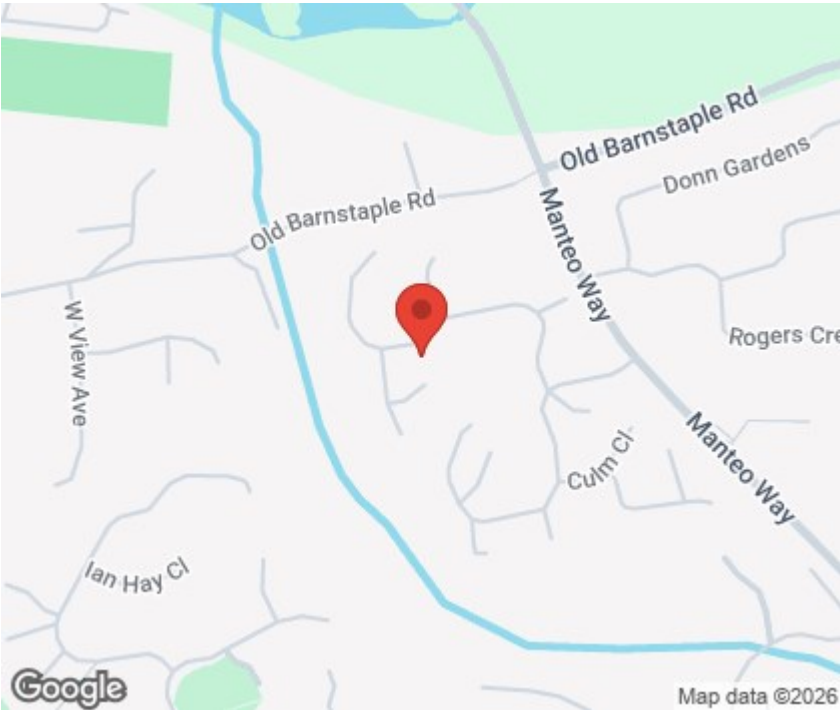
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

Directions: From Bideford Quay, cross the Old Bideford Bridge and at the mini roundabout by the Royal Hotel, take the left exit. Continue a short distance before taking the second right onto Manteo Way. Proceed uphill, then take the first right into the Tarka Point development. Follow the road around to the right into Biddiblack Way, where No. 55 will be found in the cul-de-sac on the left-hand side.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

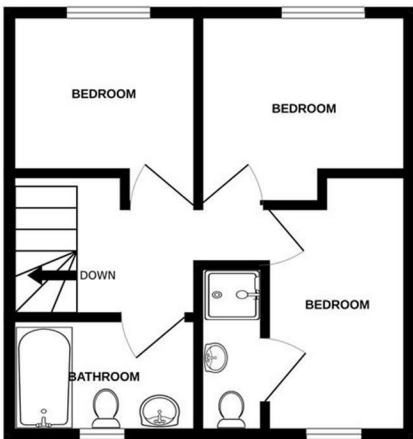
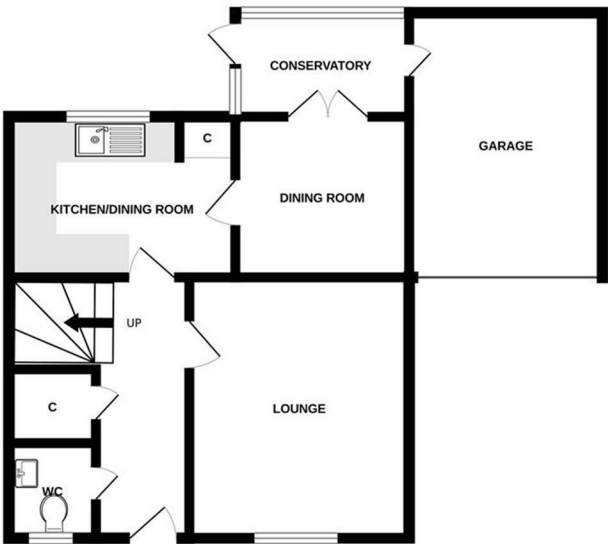
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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