



30 YORK RISE,  
BIDEFORD, DEVON, EX39 3TN

£379,000

A modern and well-presented four-bedroom detached family home arranged over three floors, offering spacious and versatile accommodation throughout.

Situated within a popular residential development on the outskirts of Bideford, the property combines contemporary living with practical family space and attractive outdoor areas.

The accommodation begins with an inviting entrance hall leading to a comfortable lounge positioned at the front of the home, featuring a bay window that allows plenty of natural light to fill the room.

To the rear is a well-appointed kitchen/dining room, fitted with a range of modern units and incorporating built-in appliances, creating an excellent space for everyday living and entertaining. A useful utility cupboard provides additional storage and laundry space, while a convenient cloakroom/WC completes the ground floor layout.

On the first floor there are three well-proportioned bedrooms along with a stylish and modern family bathroom serving this level.

Stairs rise to the second floor where a particularly spacious master bedroom forms an impressive principal suite. This room benefits from a contemporary en-suite shower room, large built-in wardrobes and additional storage space within the eaves.





Externally, the property enjoys an enclosed walled rear garden designed for ease of maintenance, with a paved patio area leading onto a lawn bordered by a selection of shrubs. A timber summer house provides a pleasant retreat or hobby space within the garden.

To the side of the property there is a 17'2 x 9' (5.23m x 2.74m) garage equipped with power, lighting and useful overhead storage. In front of the garage a private driveway provides tandem parking for two vehicles.

***Altogether, this attractive modern home offers well-balanced family accommodation in a convenient location close to the amenities of Bideford and both primary & secondary schooling.***

### **NEED TO KNOW**

Services: All mains services are connected.

Energy Performance Certificate: C (79)

Council Tax: Band D (£2,652.43 per annum)

**AGENTS NOTE:** The development is subject to an annual Service Charge of £129 in contribution towards the upkeep of communal areas, green spaces and play area.

**What3Words:** activism.rivers.commented





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: [info@regencyestateagents.com](mailto:info@regencyestateagents.com)

w: [regencyestateagents.com](http://regencyestateagents.com)

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