



6 Hawthorn Park  
Bideford, Devon EX39 3DT

Price Guide: £169,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A three bedroom end of terrace house with attached store, fully enclosed and level rear garden and two parking spaces to the front.

This house is situated within a small cul-de-sac of very few properties. It has been a well-maintained family home but is now being sold with the advantage of vacant possession.

Gas central heating and double glazing are installed.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



### Key features

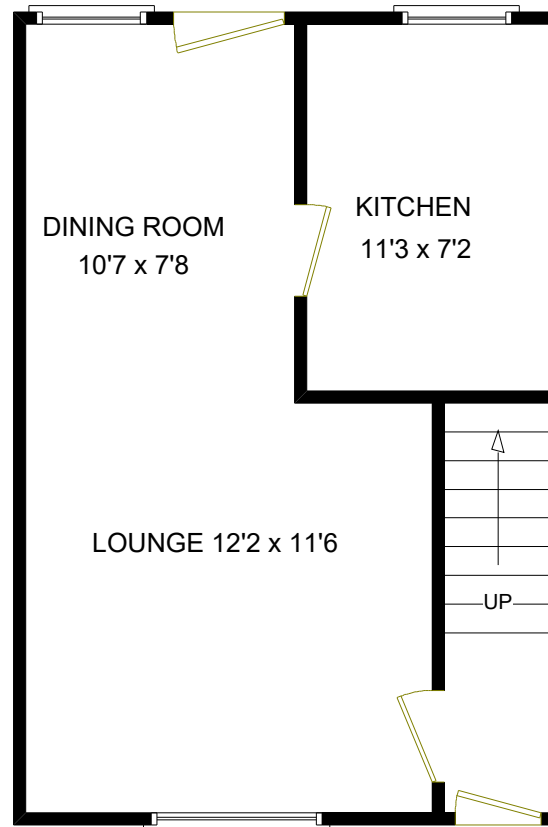
- **Attractive three-bedroom terraced home on a quiet residential estate**
- **Ample communal parking to the front**
- **Handy additional store at the side – used as a garage but with no vehicular access at present**
- **Open-plan living and dining area**
- **Well-equipped kitchen with outlook over garden**
- **French doors to an enclosed rear garden with gated access and shed space**
- **Three generous double bedrooms**
- **Modern bathroom with bath and shower**
- **Gas central heating and double glazing throughout**
- **Ideal for first-time buyers or small families**

**Directions:** From Bideford Quay proceed up the main High Street and at the very top turn left. Proceed through Old Town. At the pedestrian crossing, continue straight across onto Clovelly Road and proceed uphill. Take the sixth right hand turning onto Pynes Lane. Turn right into Hawthorn Park and follow the road around to your right to where number 6 will be found on your right-hand-side.

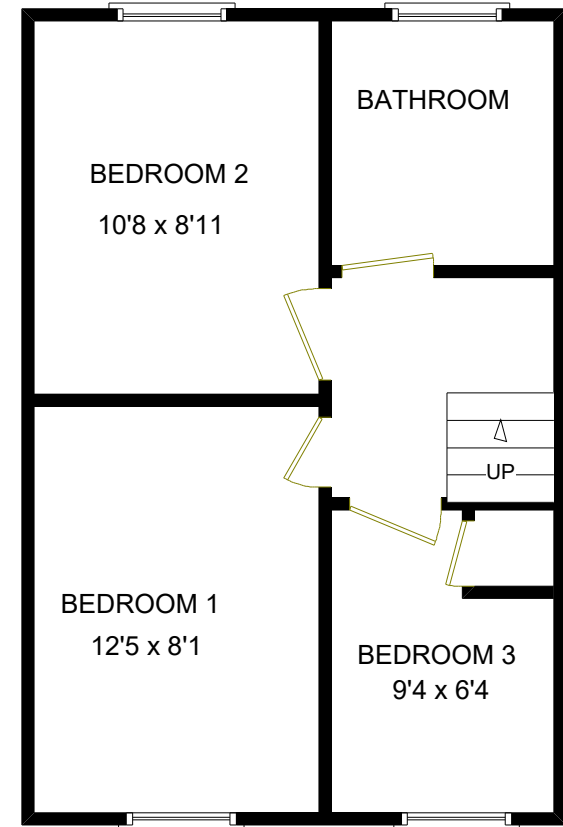
**Council Tax:** Band A

**Services:** All mains' services connected including gas central heating.





IN



NOT TO SCALE

Invicta House, The Pill, Kingsley Road,  
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

