



60 Oaklands
Bideford | EX39 3HW

JAMES FLETCHER
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60 Oaklands

Tucked away within this popular residential location, this impressive family home is well-placed close to nearby woodland walks, parks and schools. Offering spacious and well-planned accommodation, stylishly and immaculately presented throughout, the property also enjoys off-road parking, a large garage and a tranquil West-facing garden. Perfectly blending contemporary style with modern family living, the property is perfect for those seeking space, style and comfort within a quiet location, yet conveniently positioned close to town.

The property is perfectly-placed within a tucked away position on a popular residential development close to nearby parks, woodland walks, primary & secondary schools, and easy access to town. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty.

Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow with a dune-back riverside beach and a number of award-winning restaurants.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Stepping inside, this impressive home opens to a convenient porch which then opens into the lounge. A generous reception room, the lounge is a comfortable space - perfect for family games or chilled movie nights, also providing stairs to the first floor. At the rear of the home, the kitchen/diner is stylishly presented, comprising solid worktop with an inset sink and drainer unit with drawers and cupboards below and wall units over, built-in appliances include a double oven, fridge/freezer and a dishwasher, along with a breakfast bar for casual meals and catch-ups over coffee, along with ample dining space and double doors opening to the garden.

Stairs to the first floor opening to a generous landing, seamlessly connecting 3-bedrooms and the family bathroom. There are two good-sized double bedrooms and a large single bedroom, each enjoying built-in wardrobes. The family bathroom is also stylishly presented and comprises a bath with shower over, low-level W.C, wash basin with vanity unit below, a heated towel rail, part-tiled walls and a useful airing cupboard.

In all, this is the perfect family home offering space, style and comfort within a quiet and much sought-after residential location, close to town.

OUTSIDE

The property is approached by a private driveway leading to the garage, along with a low-maintenance garden laid to chippings and with pedestrian access at the side to the rear garden. The rear garden is a tranquil space enjoying a good degree of privacy along with a sunny West-facing aspect, taking full advantage of the afternoon and evening sun. The perfect space for little ones to explore, or to relax and unwind in the afternoon sun, the garden offers a wonderful escape at the rear of the home. In addition, the garage enjoys an electric roller door, utility space for a washing machine and tumble dryer, light and power and a personal door at the rear.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

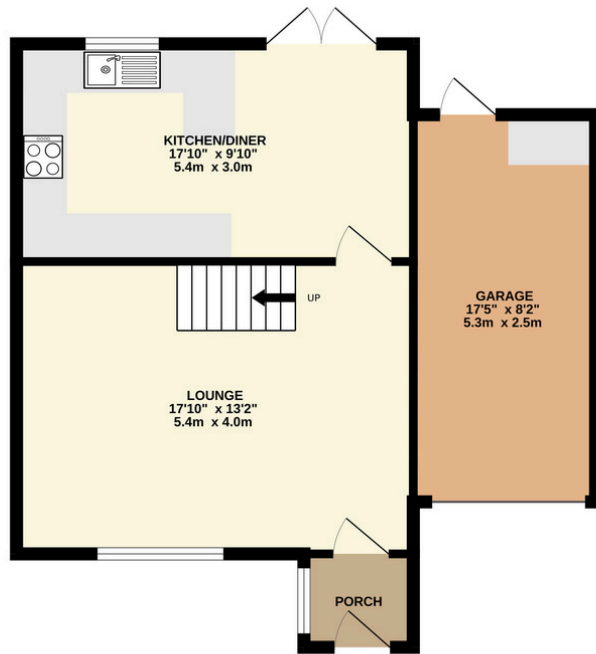
NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

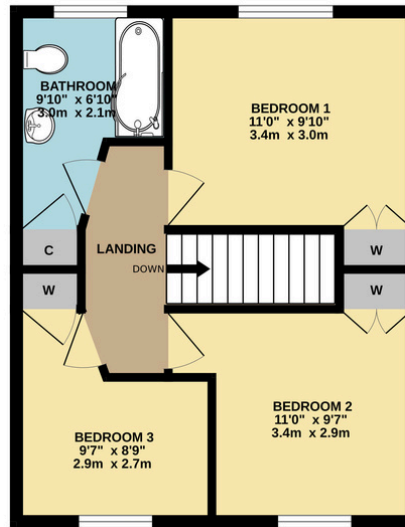




GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

60 OAKLANDS, BIDEFORD

TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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