

Regency

ESTATE AGENTS



38 HEWETSON WAY, BIDEFORD, EX39 3TD

£385,000

A 4 bedroom detached home designed for modern family life, offering flowing living spaces, two en-suites, a sun-filled conservatory and a south facing garden to enjoy through the seasons – all set within a sought-after development close to schools, amenities and the North Devon coast.

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Positioned within the popular College Park development on the western outskirts of Bideford, this attractive four-bedroom detached home combines modern comfort with practical family living, conveniently placed for local amenities, schools and the North Devon coastline including nearby Westward Ho!.

Designed with everyday living in mind, the ground floor enjoys a natural flow from the welcoming entrance hall through to the comfortable lounge overlooking the front garden, whilst the kitchen dining room provides a sociable hub for family life and entertaining. A conservatory addition opens onto the rear garden, creating an ideal space to relax throughout the seasons, complemented by a useful utility room and cloakroom WC.

Upstairs, four comfortable bedrooms offer flexibility for growing families, guests or home working, with two bedrooms benefiting from en-suite shower rooms alongside the family bathroom.

Outside, the enclosed rear garden offers a pleasant mix of patio seating areas and lawn bordered by established shrubs, perfect for outdoor dining and family enjoyment.

To the front, there is driveway parking for two vehicles, gated side access and a single garage, with the rear portion thoughtfully partitioned to create a useful hobby or work space.

Services: All mains services are connected

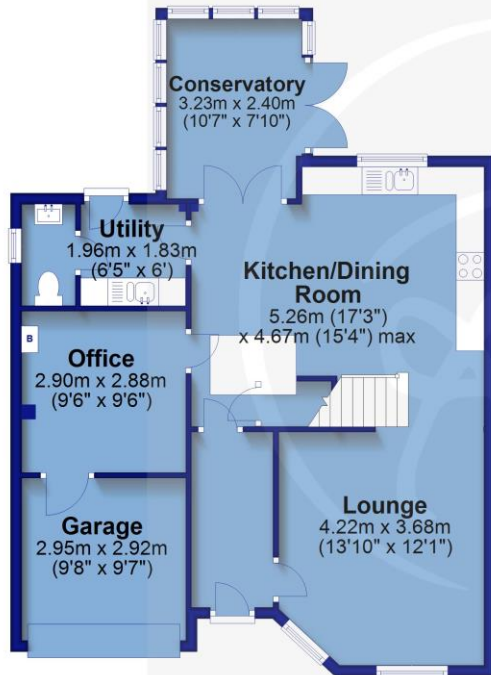
Energy Performance Certificate: C (77)

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



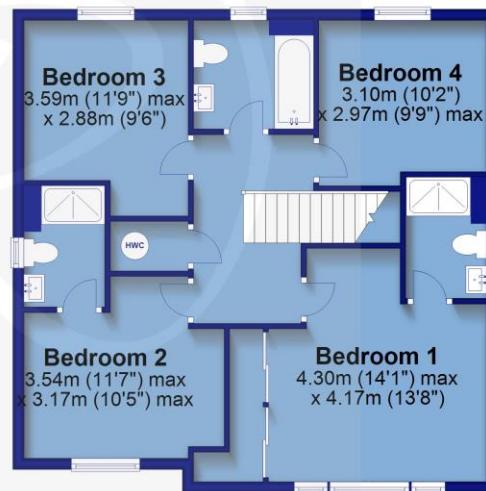
Ground Floor

Approx. 75.6 sq. metres (814.2 sq. feet)



First Floor

Approx. 69.8 sq. metres (750.8 sq. feet)



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.

Office Address

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The Property Ombudsman

