



25, Fordlands Crescent

Bideford, Devon, EX39 3NN

Guide Price

£450,000

- Spacious Period House
- Gas Central Heating
- Highly Sought After Location
- 3/4 Bedrooms
- Garden and 'Suntrap' Courtyard
- An Ideal Family Residence.
- PVC Double Glazing
- Garage and Parking
- Internal Inspection a Must!

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or email bideford@phillipsland.com

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Room list:

Entrance Porch and Lobby

Kitchen/Breakfast Room

overall 5.33m x 3.91m
(overall 17'6" x 12'10")

Utility/WC

Sitting Room

4.95m x 4.62m (16'3" x 15'2")

Dining Room

5.00m x 2.36m (16'5" x 7'9")

Master Bedroom

4.93m max x 4.57m max
(16'2" max x 15' max)

En-Suite

Bedroom 2

4.19m x 3.91m (13'9" x 12'10")

Bedroom 3

3.81m x 3.00m (12'6" x 9'10")

Family Bathroom

Attic Room

overall 4.57m x 3.40m
(overall 15' x 11'2")

Available to the market for the first time in nearly 30 years, this substantial attached period house is pleasantly situated within the highly sought-after residential area of Raleigh, offering easy access to Bideford town centre. The spacious and adaptable accommodation is arranged over three storeys and benefits from PVC double glazing, gas-fired radiator central heating, and is well presented throughout, as an internal inspection will reveal. The property also retains a number of character features, including picture rails, high ceilings, and fireplaces. Phillips Smith & Dunn, as selling agents, strongly recommend an early internal inspection for anyone seeking a comfortable family home.

In brief, the accommodation comprises a pillared entrance portico leading to an entrance lobby, which provides open access to a kitchen/breakfast room. This space is comprehensively and attractively fitted with high-quality units, including an island unit offering ample storage, along with integrated appliances such as an oven, hob, dishwasher, and microwave. There is also a recess housing an American-style fridge/freezer, available by separate negotiation. Off the lobby is a useful utility/WC, fitted with a sink, storage, plumbing for a washing machine, and a cupboard housing the gas-fired boiler. Adjacent is a dining room with a stable door opening onto the courtyard. A spacious sitting room completes the ground floor, featuring a fireplace and French doors leading to the garden.

On the first floor, there are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family shower room. The second floor offers a generous attic room with access to the loft space, which features a Velux window and offers potential for additional accommodation, subject to any necessary planning consents.

Bideford is a popular town and working port located on the banks of the River Torridge. It offers a wide range of amenities, including shops, schooling for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. Affinity Outlet Shopping Centre is just a short drive away. The coastal village of Westward Ho!, with its long sandy Blue Flag beach, is approximately a five-minute drive. The A39 (Atlantic Highway) provides convenient access to Barnstaple, North Devon's regional centre, offering a wider range of shopping, business, and commercial facilities.

Services

All Mains Services Available

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

