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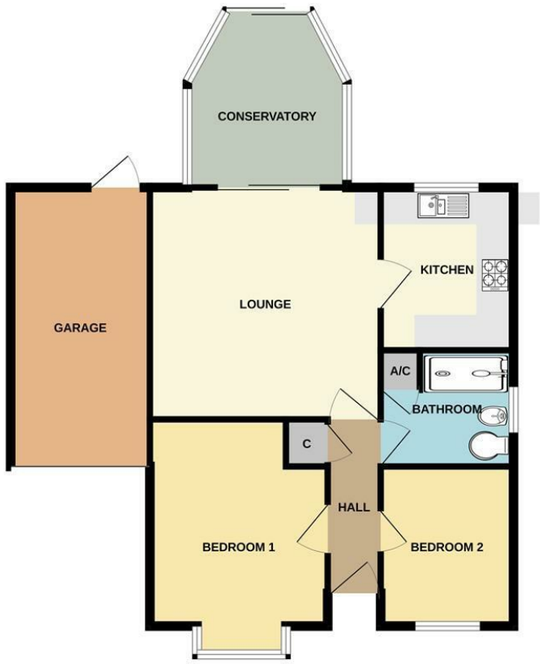
GROUND FLOOR



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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Directions

From Bideford Quay Front, proceed west and turn right onto High Street. At the junction at the top of the hill, turn left, then immediately turn right at the crossroads onto Abbotsham Road. Continue along Abbotsham Road, passing Bideford Hospital on your right. After approximately half a mile, turn right into Lane Field Road, then take the first left into Water Park Road. Follow Water Park Road to the end, where it becomes Four Acres. No. 12 can be found on the right-hand side, identified by our For Sale

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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12 Four Acres

Bideford, Devon EX39 3RW

Guide Price

£270,000

- 2 Double Bedroom Bungalow
- Conservatory
- No Onward Chain
- Garage & Driveway Parking
- In Need Of Light Renovation
- MUST BE VIEWED!
- Large Plot
- Excellent Location

Occupying a peaceful cul-de-sac position within a sought-after residential development, this well-presented detached two-bedroom bungalow enjoys delightful views across the picturesque Kenwith Valley and offers comfortable single-storey living. The property further benefits from a conservatory, attached garage, driveway parking, and attractive front and rear gardens.

The accommodation comprises an inviting entrance hall leading to a spacious lounge, centred around an attractive feature gas fireplace. To the rear, a bright conservatory takes full advantage of the far-reaching valley views and provides direct access to the private rear garden, creating an ideal space for relaxing or entertaining.

The kitchen is fitted with a range of matching wall and base units, incorporating an integrated oven and gas hob, with further space for additional appliances.

Both bedrooms are generous doubles and are positioned to the front of the property. The bathroom is fitted with a white suite comprising a panelled bath with shower attachment, wash hand basin and WC.

Outside, the front garden is predominantly laid to lawn, with a driveway providing off-road parking and leading to the attached garage. The enclosed rear garden enjoys a high degree of privacy and has been thoughtfully landscaped with a patio seating area, level lawn, and well-stocked flower and shrub borders, providing a wonderful setting to relax while taking in the attractive outlook across Kenwith Valley.

Services

All mains connected. Gas central heating.

Council Tax band

C

EPC Rating

TBA

Tenure

Freehold

Viewings

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

Room list:

Entrance Hall

Kitchen
3.04 x 2.45 (9'11" x 8'0")

Lounge
4.34 x 4.33 (14'2" x 14'2")

Conservatory
3.29 x 2.98 (10'9" x 9'9")

Bedroom 1
3.86 x 3.32 (12'7" x 10'10")

Bedroom 2
2.98 x 2.48 (9'9" x 8'1")

Family Bathroom

Garage
5.21 x 2.60 (17'1" x 8'6")

Situation

The property is situated on the outskirts of the historic port town of Bideford, which offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities, and highly regarded primary and secondary schools. The town centre retains much of its historic character, with the iconic Long Bridge, picturesque quayside, and bustling Pannier Market forming the heart of the community.

For those who enjoy an active lifestyle, Bideford offers scenic riverside walks, cycling along the popular Tarka Trail, and a variety of leisure and sporting facilities.

The area is particularly renowned for its easy access to some of North Devon's most spectacular coastline. The sandy beach at Westward Ho!, Northam Burrows Country Park, and the South West Coast Path are all within a short drive, providing outstanding opportunities for walking, surfing, and a wide range of outdoor pursuits.

Bideford also benefits from excellent road connections to Barnstaple and the wider North Devon area, making it an ideal location for those seeking the perfect balance of town convenience and coastal living.