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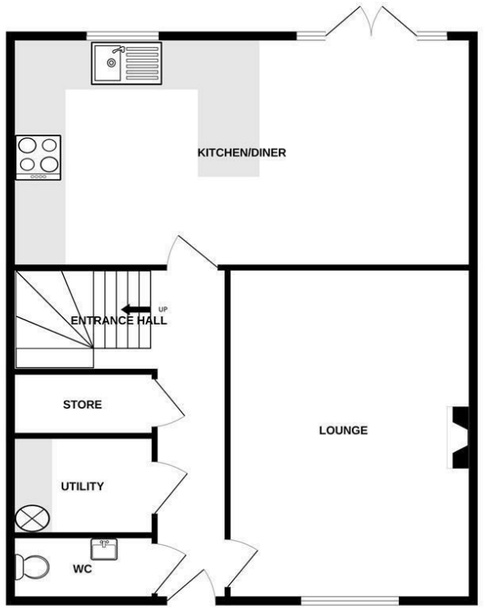
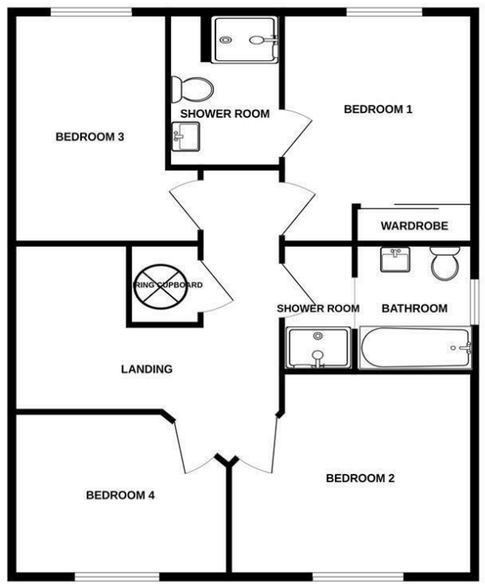
GROUND FLOOR



1ST 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 the Quay, head up the high street to the junction. At the junction turn left and continue past the pedestrian crossing taking the immediate right along Abbotsham road. Follow Abbotsham road past Bideford College on your left, the road then dips and raises back up on to a straight, take the first left hand turning into Birdwood Crescent and then the left hand turning onto Needs Drive, keep right and the property will be found on your right hand side.

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

Call 01237 879797

or email bideford@phillipsland.com

4 Bed House - Detached

33 Needs Drive, Bideford, EX39 3TB

Offers Over

£310,000

- Detached Family Home
- Private Rear Garden
- Four Bedrooms
- Council Tax Band D
- Garage & Off-Road Parking
- Kitchen/Diner
- Master With Ensuite
- Popular Residential Location
- Close To Amenities
- Must See!

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

The entrance hall opens into a generous front-facing lounge, a comfortable spot for film nights or a quiet evening. Across the full width of the house at the rear, the modern kitchen/diner brings cooking, dining and entertaining together. A peninsula defines the kitchen area while keeping it open to the dining table, so whoever is cooking can stay part of the conversation. Double doors lead straight from the dining area to the private rear garden, making it easy to take meals outside in warmer weather.

A separate utility room off the hall keeps laundry away from the kitchen. There is also a ground-floor WC and a useful store for coats, shoes and household essentials.

Upstairs, the principal bedroom overlooks the rear garden and has a built-in wardrobe and its own modern en-suite shower room. Three further well-proportioned bedrooms share the family bathroom, with flexibility to use one as a guest room or home office. An airing cupboard on the landing provides linen storage, while the garage offers secure parking and extra space for bikes and outdoor equipment.

All mains services, gas fired central heating.

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

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





Outside

Needs Drive is a residential street in Bideford with both primary and secondary schooling close by. Bideford College is particularly convenient for families with older children, while West Croft School is nearby for primary-age pupils. Clovelly Road offers a choice of shops at Affinity Devon and links to the A39 for journeys across North Devon.

In the town centre, independent shops, cafés and the historic Pannier Market give Bideford much of its character. A morning browsing the market can easily lead to lunch in town and a stroll along the quay overlooking the River Torridge. The quay is also a useful departure point for buses, with regular services to Barnstaple, Appledore and Westward Ho!

For time outdoors, the Tarka Trail follows the former railway line along the eastern bank of the Torridge from Bideford towards Instow. Its level, traffic-free path makes it particularly appealing for family bike rides and leisurely walks beside the estuary. The beach at Westward Ho! is another easy option for a day out, whether for a morning by the sea or an evening walk along the shore.



Room list:

Ground Floor

Entrance Hall

WC

Lounge
4.60 x 3.43 (15'1" x 11'3")

Kitchen/Diner
6.18 x 3.07 (20'3" x 10'1")

Utility

Store

First Floor

Bedroom One
3.25 x 2.67 (10'8" x 8'9")

Ensuite
2.73 x 1.93 (8'11" x 6'4")

Bedroom Two
3.50 x 2.56 (11'6" x 8'5")

Bedroom Three
3.15 x 2.06 (10'4" x 6'9")

Bedroom Four
2.59 x 2.29 (8'6" x 7'6")

Bathroom
2.73 x 1.93 (8'11" x 6'4")

Outside

Garage