



9 Malvern Way
Bideford | EX39 3RQ

JAMES FLETCHER

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9 Malvern Way

Set within a quiet cul-de-sac on the ever-popular Londonderry Farm development, this impressive 3 bedroom detached home also enjoys glorious views over the Kenwith Valley. Immaculately presented throughout, the property boasts spacious, open-plan living along with off-road parking for a number of vehicles, a large garage and a thoughtfully landscaped garden, taking full advantage of the view and magnificent sunsets. A standout home, the property is perfect for modern family living, close to nearby parks and schools, and withing walking distance to Bideford Quay, or those seeking a stylish home to downsize or relocate close to the North Devon coast.

The property is perfectly-placed within a quiet cul-de-sac position on this 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

The property opens to an inviting entrance porch, providing stairs to the first floor and a convenient ground floor cloakroom, fitted with a low-level W.C & wash basin. The hallway then flows seamlessly to the living accommodation, which boasts a large lounge at the front of the home, open to the kitchen/diner, this is a wonderful light space enjoying a dual aspect. At the rear of the home, the kitchen/diner is stylishly-fitted with a range of work surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below & matching wall units over, built-in appliances include an oven & hob with extractor over, a fridge & a dishwasher, ample dining space - perfect for families & socialising with friends - along with sliding doors to outside. Off the kitchen is a useful rear lobby providing internal access to the garage.

Stairs to the first floor open to a spacious landing, with a useful airing cupboard, leading to 3 bedrooms & the family bathroom. The main bedroom is a large double room, found at the rear of the home with glorious views over the Kenwith Valley. The two additional bedrooms offer a further double room and a good-sized single room with a built-in wardrobe, which could also be used as a home office or dressing room. The bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C & wash basin.

In all, the impressive home offers space, comfort & style, with glorious views, all positioned within a quiet cul-de-sac position.

OUTSIDE

The property is approached at the front by a generous driveway, easily providing off-road parking for 3 or 4 vehicles or space for a campervan or boat too. The driveway leads to the garage, with an up & over door, light & power connected, space & plumbing for a washing machine, tumble dryer & additional fridge/freezer - also with internal access at the rear. There is side access to the rear garden which has been thoughtfully landscaped to take full advantage of the elevated position. Immediately enjoying a large patio with a glass balustrade - perfect for dining alfresco as the sun sets in the summer months, or messy play for young children - steps then lead to a lawned garden, perfect for little ones to explore or those with 'green-fingers' to thrive. There is also attractive outside lighting around the house creating a standout feature when the sun goes down.



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.

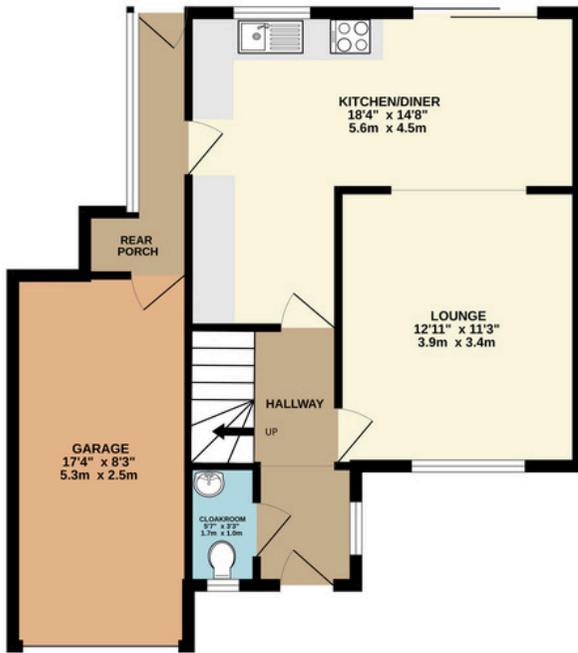




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GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

9 MALVERN WAY, BIDEFORD

TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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 coloured 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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