



**59 Honey Close**  
Bideford | EX39 4FS

JAMES FLETCHER  
POWERED BY  
**exp** UK





## 59 Honey Close

Enjoying a tranquil outlook over open green space, this well-planned modern, double-fronted family home is perfectly-placed on the edge of town and within this popular residential development. Well-presented throughout and flooded with natural light, this charming home offers flexible accommodation along with a delightful rear garden, off-road parking and a single garage. Occupying a tucked away position, the property enjoys a wonderful open outlook and is close to nearby parks, shops and schools. Perfect for those seeking their first home, a growing family looking for a modern lifestyle, or those hoping to downsize, this easy to run home is not to be missed!

The property is well-located, occupying a tucked away position, overlooking 'green space' within this much sought-after residential development on the edge of 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.

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

Stepping inside, the property opens to an inviting entrance hall providing stairs to the first floor and a convenient ground floor cloakroom, fitted with a low-level W.C and wash basin. On one side of the home, there is a generous dual aspect lounge overlooking the garden at the rear, and the 'green-space' at the front, the perfect space to unwind or enjoy a family film night, also with double doors to the dining room/play room. The kitchen also enjoys an outlook over the 'green-space' and is well-fitted with a range of work-surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below and matching wall-units over, built-in appliances include an oven & gas hob with extractor over, a dishwasher and a fridge/freezer, along with space & plumbing for a washing machine. Off the kitchen at the rear of the home is an additional reception room, which offers flexibility and can be utilised as a dining room, play room, media room or a home office, with double doors to the lounge creating the opportunity for open-plan living, along with double doors to the rear garden.

The first floor opens to a generous landing, leading to 3 bedrooms and the family bathroom. The main bedroom is found at the front of the home, overlooking 'the green', and provides built-in wardrobes and an ensuite. The ensuite is fitted with a shower, low-level W.C and a wash basin. There is a further double bedroom, also found at the front of the home, along with a smaller third bedroom, perfect for children or as a dressing room. The bathroom is fitted with a white suite comprising a bath with shower attachment, a low-level W.C and a wash basin.

In all, this charming home is well-presented throughout, offering easy maintenance within a tucked away position.

## OUTSIDE & PARKING

The property is approached at the rear by a private driveway leading to a single garage with up and over door and a personal door at the rear. A pathway at the side leads to the front door with a wraparound lawned garden. The rear garden offers a peaceful escape with easy maintenance. Immediately enjoying a level patio, there are steps up to raised decking, perfect for outside dining, along with an area of chippings. The garden is fully enclosed and offers a good degree of privacy, perfect for little ones to explore, and provides a gate at the rear to the driveway.

## AGENTS NOTE

There is a service charge of £171pa payable as a contribution to communal parts and green spaces on the development, this is paid every January.



**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.

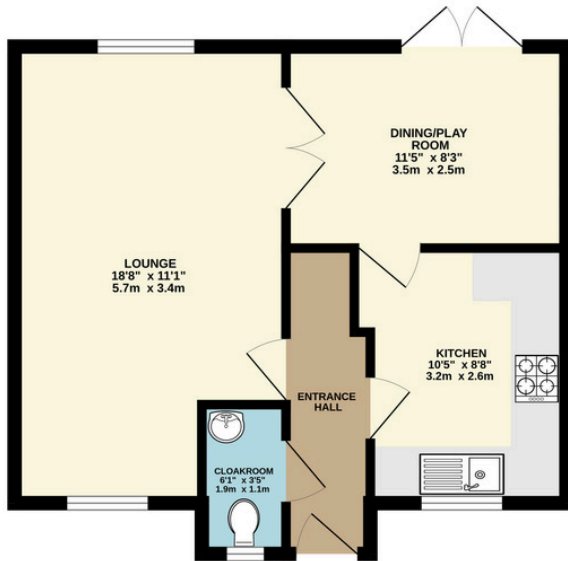




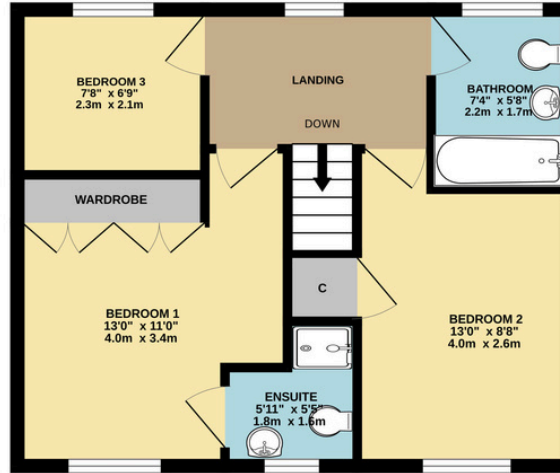




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



59 HONEY CLOSE, BIDEFORD

TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 colourised 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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POWERED BY  
**exp** UK

07540 256 245

james.fletcher@exp.uk.com

