



1 SOUTHCOTT ROAD  
RALEIGH, BIDEFORD, DEVON, EX39 3NP

£475,000

**Situated in one of Bideford's most sought-after residential locations, this beautifully presented three-bedroom dormer bungalow has been extensively modernised and improved by the current owners to create a superb home offering stylish, light-filled accommodation throughout. Occupying an elevated corner plot, the property enjoys lovely views taking in the bridge and estuary, with the rolling countryside providing a beautiful backdrop beyond. Offering spacious and versatile accommodation, this is an exceptional home that is sure to appeal to a wide range of buyers.**

A welcoming entrance hall, complete with useful cloaks cupboards, provides access to the thoughtfully arranged ground floor accommodation. The impressive dual-aspect lounge is flooded with natural light and perfectly positioned to make the most of the elevated outlook, with windows framing far-reaching views across the town towards the bridge, estuary and rolling countryside beyond. Patio doors open directly onto the side garden, whilst a feature fireplace creates an attractive focal point, making this a wonderfully inviting room in which to relax.

Undoubtedly the heart of the home is the superb 20'4" open-plan kitchen, dining and living room. Also enjoying a dual aspect to maximise the exceptional views, this outstanding space has been designed for modern family living and entertaining. The contemporary fitted kitchen boasts extensive work surfaces and cupboards, a central island with breakfast bar incorporating the hob and extractor, twin eye-level ovens and an integral dishwasher. There is ample room for both dining and comfortable seating, whilst the striking wood-burning stove, set upon a slate hearth, provides a wonderful focal point and adds warmth and character to this impressive room. A separate utility room offers additional practicality with space for laundry appliances and provides direct access to the rear garden.





The ground floor further benefits from two generous double bedrooms overlooking the rear garden, together with a luxurious four-piece family bathroom featuring a modern suite comprising a panelled bath, large walk-in double shower, wash hand basin and WC.

To the first floor is a further spacious double bedroom, enjoying the same breathtaking views over the town towards the bridge and estuary and also provides access to useful loft storage.

Occupying an attractive corner plot, the property enjoys beautifully maintained gardens to all sides. A brick-paved driveway provides off-road parking for two vehicles and leads to the garage. To the rear, a delightful patio seating area is complemented by raised, well-stocked flower beds and a useful potting shed. Gated access on both sides leads to the fully enclosed side garden, enjoying a sunny aspect with areas of lawn and decorative pea gravel, beautifully planted with a variety of mature shrubs and trees to create a private and peaceful outdoor space.

Further benefits include gas-fired central heating and double glazing throughout.

#### **NEED TO KNOW**

Services: All mains services are connected  
 Energy Performance Certificate (EPC): D (59)  
 Council Tax: Band D (£2,652.43 per annum)

**What3Words:** rival.belong.salsa

Under Section 21 of the Estate Agents Act 1979, we declare that this property is owned by a relative of an employee of Regency Estate Agents.





**24 The Quay | Bideford | Devon | EX39 2EZ**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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