



Hillcrest Graynfyld Drive, Bideford, EX39 4AP

Price Guide £325,000

- Charming Detached Bungalow
- Bundles Of Potential
- Garage & Off Road Parking
- Close To Bus Route
- Close To Town & Amenities
- Large, Private Rear Garden
- Desirable Location
- Must See!

Hillcrest Graynfyld Drive, Bideford EX39 4AP

Set on the popular and exclusive Graynfyld Drive, this detached bungalow presents a fantastic opportunity for those looking to modernise and make a property truly their own. Offering excellent potential in a highly desirable location. Inside, the bungalow is well planned, with flexible living spaces well-suited to everyday life or entertaining. A standout feature is the generous garden, thoughtfully divided into sections and accompanied by two useful outbuildings – ideal for storage, hobbies, or green-fingered buyers. Just a short distance from the town centre and local amenities, the location is very convenient for many potential buyers.



Council Tax Band: D



Entrance Hall

A welcoming entrance to the home, providing plenty of space for coats, shoes, and everyday essentials.

Lounge/Diner

25'3" x 15'10" (narrowing to 8'5")

A bright and spacious dual-aspect room, filled with natural light and centred around a cosy fireplace.

There's ample room for comfortable lounge furniture as well as a dining table and chairs, making it a versatile space for both relaxing and entertaining.

Kitchen

12'9" x 9'8"

In need of updating, the kitchen offers generous worktop space and is fitted with a range of matching base and wall units for storage. It includes a cooker with electric hob, a sink with drainer, and space for essential white goods. A useful pantry/storage cupboard adds practicality, and there is direct access to the rear garden.

Bathroom

7'8" x 5'4"

The bathroom features a white suite comprising a bathtub and hand wash basin, with a separate WC located just next door. A built-in storage cupboard adds extra practicality.

WC

Comprising a low level WC

Bedroom One

10'11" x 10'5"

A generous double bedroom, flooded with natural light from a large window. The room also benefits from built-in storage.

Bedroom Two

10'10" x 9'11"

A further double bedroom, enjoying a pleasant outlook over the rear garden – an ideal guest room, or second bedroom.

Bedroom Three

8'5" x 7'10"

A versatile single room, ideal for use as a home office, hobbies room, or occasional guest bedroom.

Outside

Approaching the property, you'll find a driveway providing convenient off-road parking alongside a front garden laid mainly to lawn. Side access leads to the detached garage and the first outbuilding, offering valuable dry, warm storage.

The rear garden is a standout feature, boasting extensive lawn areas bordered by mature hedgerows for privacy. A pathway continues to the far end of the garden, revealing an additional lawn and further hedging, creating a large, versatile, and secluded outdoor space with plenty of potential.

Services

All mains services, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1000 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Title Note

The property is registered with possessory title as the original unregistered title deeds have been lost or misplaced. A standard form indemnity insurance policy is proposed and is considered acceptable. The seller's solicitor have reviewed the UK Finance Lenders' Handbook requirements, and are not aware of any reason why the property would be unacceptable to mainstream mortgage lenders.



Directions

Starting from Bideford Quay, head across the Old Bridge towards the mini roundabout, then take the first exit onto Old Barnstaple Road. Continue along Old Barnstaple Road and take a right turn onto Graynfyld Drive. Follow the road to reach the property at the top of the road and straight ahead.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

