



The Willows

The Willows, Grange Road, Bideford, EX39 4AS



Bideford walking distance, Instow/Beach
2.7 Miles, Barnstaple 9 miles.

A unique, 3-bedroom detached house with a private garden, garage and no onward chain.

- No onward chain
- Unique 3-bedroom detached house located just a short walk from Bideford Town Centre
- Stunning views over Bideford Town and towards the River Torridge
- Spacious Lounge / Diner with patio doors opening onto a fully enclosed rear garden
- Well-equipped Kitchen with ample storage and versatility
- Three well-proportioned Bedrooms and a modern Family Bathroom
- Private garden, perfect for children, pets, or outdoor entertaining, with plenty of sunlight
- Single Garage offering additional storage or parking space
- Freehold
- Council tax band C



SITUATION

The Willows is situated off Grange Road which lies on the eastern side of the port and market town of Bideford. The property is within easy walking distance of the town centre, which offers an excellent range of shopping facilities and amenities. Immediately adjacent to Grange Road is access to the Tarka Trail, popular with walkers and cyclists alike. Also close by are the coastal villages of Appledore, Instow and Westward Ho!, which is renowned for its safe sandy surfing beach and adjoining championship golf course. The A39 North Devon link road is within a mile of the property and gives access to the regional centre of Barnstaple about 10 miles distant, housing the area's main commercial, entertainment and shopping venues. The A39 leads onto the A361 and thereafter junction 27 of the M5 just beyond Tiverton, which then gives access to the national motorway network.

DESCRIPTION

NO ONWARD CHAIN. This unique 3-bedroom detached house offers a rare opportunity to purchase a spacious and well-located home just a short stroll from Bideford Town Centre. Ideally positioned for easy access to the vibrant Quay and the picturesque Tarka Trail, this property is perfect for those seeking both convenience and a lifestyle surrounded by natural beauty. Boasting stunning views over Bideford and towards the River Torridge, the property features generous accommodation, a private garden, and a garage. With no onward chain, this is an ideal home for a variety of buyers looking to make a move quickly.

ACCOMMODATION

The internal layout is thoughtfully arranged to maximise space and comfort. On the ground floor, you are welcomed by a spacious Lounge / Diner with patio doors opening onto the rear garden – perfect for entertaining or relaxing. The well-equipped Kitchen offers plenty of storage and versatility. A handy Cloakroom completes the ground floor. Upstairs, you'll find three well-proportioned Bedrooms along with a modern Family Bathroom. The home benefits from good natural light throughout and well-maintained interiors ready for personal touches.

OUTSIDE

To the rear of the property lies a fully enclosed, decent-sized garden, ideal for children, pets, or al fresco dining, and enjoying a good level of sunshine throughout the day. The garden also takes in beautiful views over Bideford Town and beyond. The property includes a single Garage offering additional storage or parking. With the town centre and scenic trails just minutes away, the setting perfectly blends convenience with a touch of nature.

PROPERTY INFORMATION

All mains services connected. According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.
what3words ///engulfing.mats.wizard

Guide Price £220,000

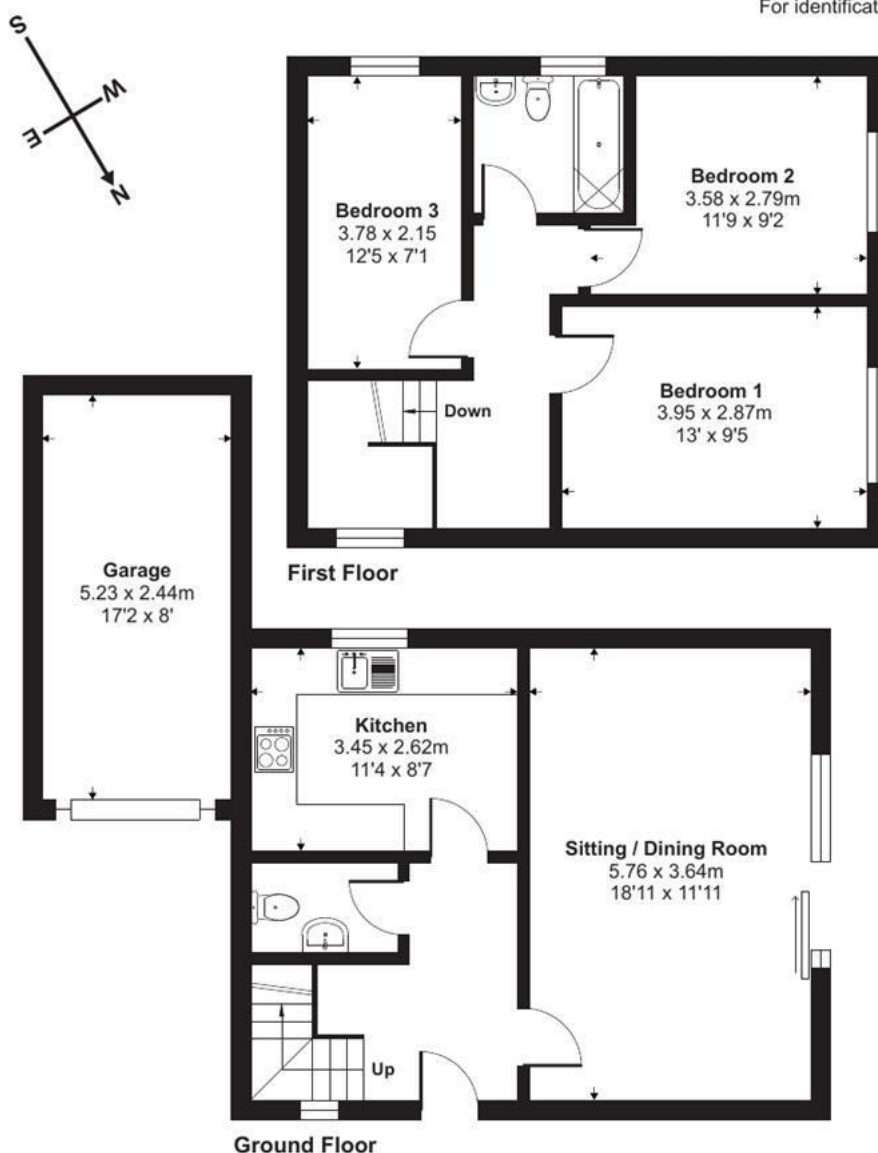


Approximate Area = 910 sq ft / 84.5 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1295290

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		85
(81-91)	C	74	
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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