



3 THORNLANDS COURT
OLD BARNSTAPLE ROAD, BIDEFORD, DEVON, EX39 4NA

£365,000

Occupying an enviable position within a gated private drive shared by just three properties, Thornlands Court is an attractive detached home constructed in brick by reputable local builders Robeda. Situated off the no-through Old Barnstaple Road, the property enjoys a peaceful and discreet setting whilst remaining conveniently positioned for access to Bideford and the surrounding area.

The well-proportioned accommodation is arranged over two floors and enjoys plenty of natural light throughout. The principal living space is centred around an impressive open-plan dining and sitting room, creating a versatile and sociable area for both everyday living and entertaining.

From the sitting room, French doors open into the pleasant garden room, with further access from here into the garden, creating a pleasant connection between the living areas and the outside space.

The modern kitchen was installed by the current owners and provides a well-appointed & practical space with integrated appliances, and is complemented by a generous utility/boot room with plumbing for plumbing for a washing machine, and separate ground floor WC.

Upstairs, there are three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, together with a well-appointed family shower room. The accommodation offers a practical layout for family life, with generous proportions and an abundance of natural light creating a bright and welcoming environment.





Outside, the property enjoys a west-facing, low-maintenance garden, established with a variety of mature flowers, shrubs and trees, creating an attractive and private setting. Gated access is provided to both sides of the property, offering useful practicality and easy access around the house. A garage and driveway provide valuable off-road parking and storage.

Further benefits include double-glazed windows and oil-fired central heating. The Tarka Trail is close by, providing an excellent opportunity for walking and cycling, while a regular bus service is available nearby.

Thornlands Court therefore offers a rare combination of a peaceful, private setting, well-designed and naturally light accommodation, and convenient access to the amenities and recreational opportunities of Bideford and the surrounding North Devon area.

NEED TO KNOW

Services: Mains electricity, water and drainage.

Oil fired central heating (Grant boiler located in Garage)

Energy Performance Certificate (EPC): D (59)

Council Tax: Band D (£2,652.43 per annum)

Chain Status: No Onward Chain

What3Words: talked.zeal.acids





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.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

rightmove

