



11 NEEDS DRIVE,
BIDEFORD, DEVON, EX39 3TB

GUIDE PRICE £450,000

This truly stunning 4 bedroom modern home will be in immaculate order throughout, offering practical and comfortable accommodation including lounge with bay window, study and a superb kitchen/dining/family room with kitchen upgrades and direct access to the rear garden.

Whilst being an excellent family home, the property should be particularly attractive owing to a series of cost saving benefits as a result of the present owners investment into renewable energy. PV solar panels together with battery storage and the benefit of a feed-in tariff resulted in net energy costs of just £96 for 2025 – including the running & charging of an electric vehicle.

No11 lies nestled on the perimeter of the popular College Park development and enjoys an open outlook to the front, the quality of this beautiful home is soon apparent as you step through the front door, a glazed door to the kitchen/dining/family room provides an immediate view through to the garden.

The dual aspect lounge offers a generous space to unwind at the end of the day with a feature bay window framing the view over the open green space opposite. For those needing to work from home, the study provides an ideal space which could also become a play room, snug or occasional fifth bedroom if required.

As you arrive in the kitchen/dining/family room, it is clear that this is the hub of the home, a tremendous space for all the family and the perfect social environment when entertaining. The part vaulted ceiling with Velux windows, is a great feature and allows for an abundance of natural light whilst French doors provide a seamless transition to the garden.

The kitchen benefits from numerous upgrades with Corian work surfaces and replacement doors whilst built-in Siemens appliances are included. Additionally, a useful utility cupboard has provision for a washing machine and tumble dryer alongside further work surface and cupboards.





To the first floor, the feature galleried landing leads off to 4 good sized bedrooms and family bathroom. The master bedroom is fitted with built-in wardrobes whilst enjoying a pleasant outlook and benefits from a well appointed shower room.

Externally, the approach to the property includes driveway parking for two vehicles together with a 19'5 x 10'3 (5.87m x 3.12m) Garage with overhead storage, power and light connected. For those who have transitioned to or are considering changing to an electric vehicle, an EV charging point is included in the sale.

The rear garden enjoys a south-west aspect, perfect for making the most of the afternoon and evening sun throughout the warmer months, and comprises a large patio spanning the entirety of the rear elevation whilst steps lead up to a good sized lawn with feature flower & shrub bed, vegetable plot, summer house, greenhouse and useful storage shed.

NEED TO KNOW

All mains services are connected
Gas central heating - dual zone system with Hive installed
PV Panels providing electricity with a feed-in tariff
9.5 kwh Battery Storage. 7kw EV Charger
Energy Performance Certificate: A (94)
Council Tax: BAND E (£3,241.86 per annum)

AGENTS NOTE

Please be advised that there is an annual Service Charge of £220, paid in two 6 monthly amounts, for the upkeep of the communal spaces and play areas.

WHAT3WORDS: lime.cherry.wedge





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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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