



26 Ackland Close
Bideford | EX39 2BY

JAMES FLETCHER
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26 Ackland Close

Well-placed within a tucked away position close to the centre of town, this beautifully presented 3-bedroom end-terrace home offers well-planned accommodation within walking distance of Bideford Quay. Spacious and thoughtfully designed, the property enjoys wonderful open-plan living - all immaculately presented throughout, along with dedicated parking immediately in front of the home and a charming rear garden. Modern, easy to run and sold with the remaining balance of the 10 year build warranty, the impressive home is perfect for first-time buyers, small families or those hoping to downsize to be close to town, nearby riverside walks, and the idyllic North Devon coast.

Well-placed within a popular residential location close to the centre of town, the property offers the best of peace and tranquility, coupled with convenient access to Bideford, the A39 and the nearby coast. Located within easy walking distance of Bideford Quay, nearby parks and schools, and the Kenwith Valley Nature Reserve, this impressive home offers wonderful convenience, perfect for visiting local cafes and nearby shops, or hopping onto the Tarka Trail for riverside walks or a tour of North Devon on two wheels. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



THE FIRST IMPRESSION

Recently constructed c.2019 and offering easy maintenance, the property offers stylishly-presented accommodation beyond the attractive red-brick exterior.

STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall, providing stairs to the first floor and seamlessly connecting the open-plan living space. Cleverly partitioned, the open-plan kitchen/lounge/diner enjoys a dual aspect and is flooded with natural light. The kitchen itself is fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, a built-in dishwasher, space for a fridge/freezer, space and plumbing for a washing machine and ample dining space. The lounge area is found at the front of the home and offers a cosy space, perfect for entertaining, or quiet nights in. In addition, there is a convenient ground floor cloakroom, a useful understairs cupboard and a door to the rear garden.

Stairs to the first floor rise to the landing, providing useful storage and connecting 3 bedrooms and the bathroom. There are two double rooms along with a single room that could also be utilised as a home office or dressing room. The bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and a wash basin.

In all, this easy to run home offers space and convenience, perfect for first-time buyers, small families or those hoping to downsize.

OUTSIDE & PARKING

A real advantage is the combination of dedicated off-road parking, found immediately in front of the home, and a charming rear garden - not always an easy find in the centre of town. The rear garden is a tranquil space enjoying easy maintenance with chippings and a large shed, and provides a pleasant spot to unwind at the rear of the home, as well for morning coffee or entertaining friends and family. In addition to the dedicated off-road parking, there are a number of visitors spaces on the development too.



AGENTS NOTE

There is a service charge of approximately £470.32pa to go towards maintenance of the communal parts and green spaces on the development - this can be paid monthly (approx. £40pcm).

VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

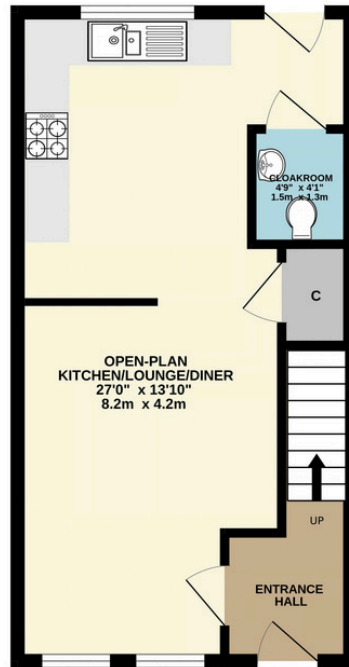




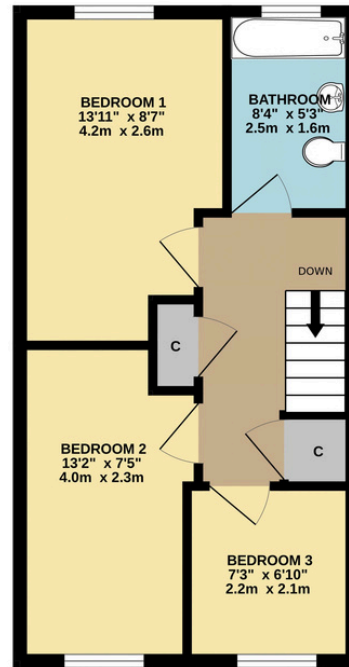
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GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



26 ACKLAND CLOSE, BIDEFORD, EX39 2BY

TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - the sellers have found their next home!

Score	Energy rating	Current	Potential
92+	A		119 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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exp UK

07540 256 245

james.fletcher@exp.uk.com

