



53 Biddiblack Way, Bideford, Devon, EX39 4AY





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Offers Over £265,000

This impressive 4 Bedroom House is ideally arranged for family living. The property is well laid out with separate living and bedroom space across three floors, along with a terraced garden and nearby garage with private parking space.

Accommodation is spacious with two bathrooms, including an en-suite providing privacy to the main bedroom. There is a well-equipped kitchen/dining room on the ground floor, along with a cloakroom/w/c, and lounge with patio doors leading out to the rear garden. The first floor offers two good sized double bedrooms, a single bedroom, and a family bathroom. The top floor benefits from a lovely double aspect double bedroom, with fitted wardrobe unit and a modern ensuite shower room.

To the rear of the property is a fully enclosed garden with a well kept area of lawn, along with a patio area, providing a great space to sit and relax. This home is perfectly suited to families, and presents an investment opportunity with excellent rental potential. East-The-Water is a suburb of Bideford that is on the eastern bank of the River Torridge to the main town, within close proximity to amenities such as Tesco's Supermarket, the Tarka Trail, Primary School and walking distance to Bideford Town and Quay.

Bideford offers a variety of shops, pubs, restaurants and various sporting clubs. With beautiful countryside nearby, and access to the beach, Tarka Trail and pleasant river walks along the River Torridge, residents can enjoy all that North Devon living has to offer. It is also worth exploring the Pannier Market and Market Place shops for its array of craft and farm food stores. The Quay area and Victoria park host the Burton art gallery and regular community events.

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Modern Town House
Ideal Family Home in Great Location
Close to a Wide Range of Amenities & Attractions
Well Presented Accommodation Arranged Over Three Floors
Garage & Private Parking
Terraced Garden
Lounge & Kitchen/Diner
Ground Floor W/C
Family Bathroom
Four Bedrooms (One Ensuite)



Entrance Hall

Ground Floor W/C

Kitchen/Diner

2.8m x 4.2m (9' 2" x 13' 9")

Lounge

3.5m x 4.9m (11' 6" x 16' 1")

First Floor landing

With Airing cupboard and separate cupboard.

Family Bathroom

1.74m x 2.01m (5' 9" x 6' 7")

Bedroom Two

2.8m x 4.0m (9' 2" x 13' 1")

Bedroom Three

2.88m x 3.8m (9' 5" x 12' 6")

Bedroom Four

2.0m x 2.3m (6' 7" x 7' 7")

Second Floor Landing

Bedroom One

3.2m (Plus wardrobe recess) x 6.1m (10' 6" x 20' 0")

Ensuite Shower Room

2.2m x 2.5m (7' 3" x 8' 2")

Outside

To the front of the property is a gated pathway which leads to the main entrance door. A short distance away to the side of the house, is a Single Garage with private driveway parking. To the rear of the property is a terraced garden, with patio and lawn area. There is also a gate to the rear of the garden, providing pedestrian access with a walkway. A great area to store bins, with easy access on collection days, without walking them through the house.

Property Facts

Vendors status. No onward chain.

Approx. size of property. 105 SQ M. 1130 SQ FT.

Energy Rating. C.

Bideford. 1.4 Miles.

Instow Beach. 3.2 Miles.

Westward Ho! 4.2 miles.

Fremington Quay. 7.3 Miles.

Barnstaple. 9.5 Miles.

SERVICES

Mains Services Connected. Gas, Electric & Water.

Council Tax Band. C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

Energy Rating. C.

DIRECTIONS

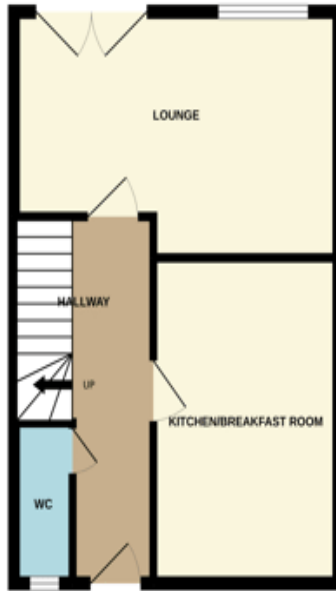
Travelling from Barnstaple on the B323, turn left onto Manteo Way. Travel up the hill and take a right hand turn into Fillablack Road and then right into Biddiblack Way. Follow road and to the right and the property can be found on your left hand side.

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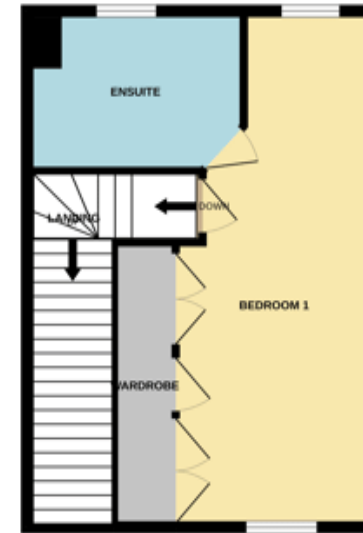
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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