



TOTAL FLOOR AREA : 1638 sq.ft. (152.1 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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Directions

From Bideford town centre, take the Old Bridge across the river to East-the-Water. At the roundabout, turn left and follow the road for about half a mile. Just after Tamar Trading, turn right into Manteo Way. Take the second left into Watkins Way and then the second left into Honey Close. The property is nicely situated at the far of the cul-de-sac with number 24 clearly displayed.

Looking to sell? Let us value your property for free!

Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Four-Bedroom Family Home

24 Honey Close, Bideford, EX39 4FS

£299,950

- Large 4 Bedroom Family Home
- Driveway Parking & Garage
- Beautifully Decorated & Refurbished
- Spacious Kitchen & Lounge
- MUST VIEW!

- South Facing Rear Gardens
- Ideal For The Growing Family

Room list:

Entrance Hall

Kitchen Diner

4.10 x 3.91 (13'5" x 12'9")

Bedroom 4 / Study

3.24.x 2.49 (10'7".x 8'2")

Ground Floor WC

1.75 x 1.19 (5'8" x 3'10")

Lounge

4.04 x 3.93 (13'3" x 12'10")

Bedroom 1

3.91 x 2.83 (12'9" x 9'3")

Ensuite

1.87 x 1.81 (6'1" x 5'11")

Bedroom 2

3.94 x 3.12 (12'11" x 10'2")

Family Bathroom

2.11 x 1.88 (6'11" x 6'2")

Bedroom 3

3.91 x 2.83 (12'9" x 9'3")

Garage

5.61 x 2.70 (18'4" x 8'10")



Outside

The garden is a particularly attractive feature, enjoying sunlight for most of the day. It is fully enclosed by NEW timber fencing, making it ideal for four-legged friends to roam freely. There are several areas to sit and enjoy the sun, including an extended patio and a pagoda with decking - perfect for morning coffees or alfresco dining. For those seeking a garden that has already been landscaped and finished to a high standard, look no further.

To the rear, there is access to the garage, which is a generous size (5.61m) and benefits from a new electric door, along with ample storage space above. Level access leads to the driveway, providing plenty of parking, with two allocated parking spaces for the property.

For more information about 24 Honey Close, or to arrange a viewing, please contact our Bideford branch without delay to avoid disappointment.



24 Honey Close is a large four-bedroom, townhouse-style property offering plenty of elbow room for the whole family to enjoy. Ideal for those seeking more space or for a growing family, and located just moments from the town centre, you can finally end the daily taxi service of mum and dad.

The kitchen/dining area is a well-proportioned space, perfect for hosting family and friends. This room opens out onto a sun-soaked, south-facing garden, ideal for summer evenings and seamless indoor-outdoor entertaining.

The kitchen itself features a range of built-in storage cupboards and ample preparation space, creating an inviting setting for culinary creativity. Underfoot is luxury vinyl tiled flooring, complemented by a gas hob, electric oven, and tiled splashback, all finished to a lovely standard.

The property offers four bedrooms in total. The principal bedroom benefits from an en-suite shower room and a generous array of built-in storage cupboards. Bedrooms two and three are both of excellent proportions and bedroom four is a versatile space, currently used as a study, but it could comfortably accommodate a single bed along with additional furniture.

Overall, this property is perfect for those seeking a spacious family home in a convenient and accessible location. Tucked away to offer both privacy and peace, it provides the best of both worlds for families or anyone looking for a roomy and well-located home.

Services

All mains connected

Council Tax band

C

EPC Rating

TBA

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 or out of hours contact Edward on 07772363674

