



TOTAL FLOOR AREA : 1505 sq.ft. (139.9 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay Front, proceed up High Street and, at the top, bear left. At the crossroads, turn right onto Abbotsham Road and continue onwards, passing Bideford College on your left. After this, take the third left into Birdwood Crescent, then turn right into Blackmore Avenue. Continue and turn right into Hughes Gardens, where the subject property will be found on the right-hand side, identified by a number plate.

**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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Guide Price

£435,000

An Immaculate Family Home

15 Hughes Gardens, Bideford, Devon, EX39 3TH

- Modern Detached House
- 4 Bedrooms
- Popular Residential Area
- PVC Double Glazing
- Garage and Parking
- Upgraded Build Specification
- Gas Fired Radiator Central Heating
- Immaculately Presented
- An Ideal Family Residence!

Room list:

Entrance Porch and Hall

Lounge

1.96m + bay x 3.30m (6'5" + bay x 10'9")

Kitchen/Diner

6.40m x 3.66m (20'11" x 12'0")

Utility

2.03m x 1.78m (6'8" x 5'10")

Ground Floor WC

Master Bedroom

5.08m x 3.30m (16'8" x 10'10")

En-Suite

Bedroom 2

4.32m x 3.05m (14'2" x 10')

Bedroom 3

3.66m x 3.30m (12' x 10'10")

Bedroom 4

3.02m x 2.97m (9'11" x 9'9")

Family Bathroom



To the front of the house is a lawned garden area with mature hedging and borders. A double-width tarmacadam driveway provides off-road parking and leads to the integral single garage measuring 17'6" x 9', with an up-and-over door, power, and lighting. A wooden pedestrian gate to the side of the house leads, via a paved pathway, to the enclosed rear garden, which features a paved patio, lawned area, and well-stocked borders.

Agents' Note – The property is liable to pay an annual service charge to FirstPort, the managing agents, for the upkeep and maintenance of the common parts of the development. The current charge is approximately £240 per annum.



15 Hughes Gardens is an immaculately presented, detached two-storey house, originally constructed by Redrow to their popular "Oxford" design. The property is pleasantly set on the highly sought-after College Park development, overlooking a central green area, and benefits from substantial upgrades to the original build specification. The accommodation boasts PVC double glazing along with gas-fired radiator central heating, and it is thought by the selling agents, Phillips Smith and Dunn, that this delightful house would provide an ideal family residence. Early internal inspection is advised to avoid disappointment.

Briefly, the accommodation provides a warm and welcoming entrance hall with a staircase leading to the first-floor accommodation. To the front of the house is a lounge with a feature fireplace and bay window. To the rear is a spacious kitchen/diner with a number of integral appliances and ample dining space, overlooking the rear garden through PVC French doors. Additionally, there is a useful utility room offering laundry facilities, along with a ground-floor WC. To the first floor are four bedrooms, the master having en-suite facilities and a feature bay window, together with a well-appointed family bathroom.

Bideford is a popular town and working port, located on the banks of the River Torridge, and offers a good selection of amenities, including a range of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 (Atlantic Highway) provides easy access to Barnstaple, North Devon's regional centre, which offers the area's main shopping, business, and commercial venues.

Services

All Mains Services Available

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797