

# 1 Blackmore Avenue

Bideford, EX39 3TG

£399,995



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# An Immaculate Presented 4 Bedroom Detached Home

1 Blackmore Avenue, Bideford, EX39 3TG



Located on the ever-popular College Park development, this well-planned 4 bedroom detached family home boasts spacious accommodation, off-road parking, a garage and a South-Facing rear garden, within one of Bideford's most sought after residential locations. Constructed c. 2016, the property is immaculately presented throughout and offers easy access to the town centre, the Atlantic Highway (A39) and nearby coast. Also providing peace of mind, the property is sold with the remaining balance of the NHBC warranty, and is perfect for those seeking an easy to run modern home close to town and the nearby beaches.

The historic port town of Bideford offers residents a wide range of facilities including a number of locally owned and operated shops and stores, a post office, a number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure pursuits. The coast is close to hand with the quaint fishing village of Appledore and glorious sandy beach at Westward Ho! within a short drive and connected by a regular bus service. The ever-popular coastal village of Instow is also a short distance away, and connected by the Tarka Trail, and is renowned for its estuary beach, popular with families and dog walkers alike, along with a popular delicatessen, award-winning restaurants, Yacht Club and a pedestrian ferry to Appledore in the summer months. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within an easy drive.

The property is close to the A39 and offers good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.



# DETAILS

In brief, the property opens to an inviting hallway that welcomes you into the home. The ground floor accommodation comprises a generous sitting room, enjoying a dual aspect, along with a well-fitted kitchen/diner with sliding doors opening to the South-facing garden. In addition, there is a useful utility and ground floor cloakroom.

Stairs rise to the first floor landing, which then opens to four bedrooms and the family bathroom. The master bedroom is found at the front of the home and enjoys an ensuite shower. There are two good-sized double bedrooms at the rear of the home, along with a smaller double bedroom/home office found at the front.

Outside, the property is approached by a private driveway which leads to the large garage/workshop. There is a small front lawn and mature flower bed, whilst the rear garden enjoys a sunny South-facing aspect - perfect for entertaining in the summer months.

In all, this impressive home is not to be missed.



## Entrance Hall

This inviting space welcomes you into the home, providing stairs to the first floor and a useful storage cupboard.

## Lounge 4.92m x 3.28m max (16'1" x 10'9" max)

A spacious sitting room found at the front of the home and enjoying a dual aspect.

## Kitchen/Diner 5.74m x 3.13m narr. to 2.52m (18'9" x 10'3" narr. to 8'3")

Flooded with natural light and with sliding French doors opening to the South-facing rear garden, the kitchen is well-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, built-in appliances include an oven and hob with extractor hood over, fridge/freezer and a dishwasher.

## Utility Room

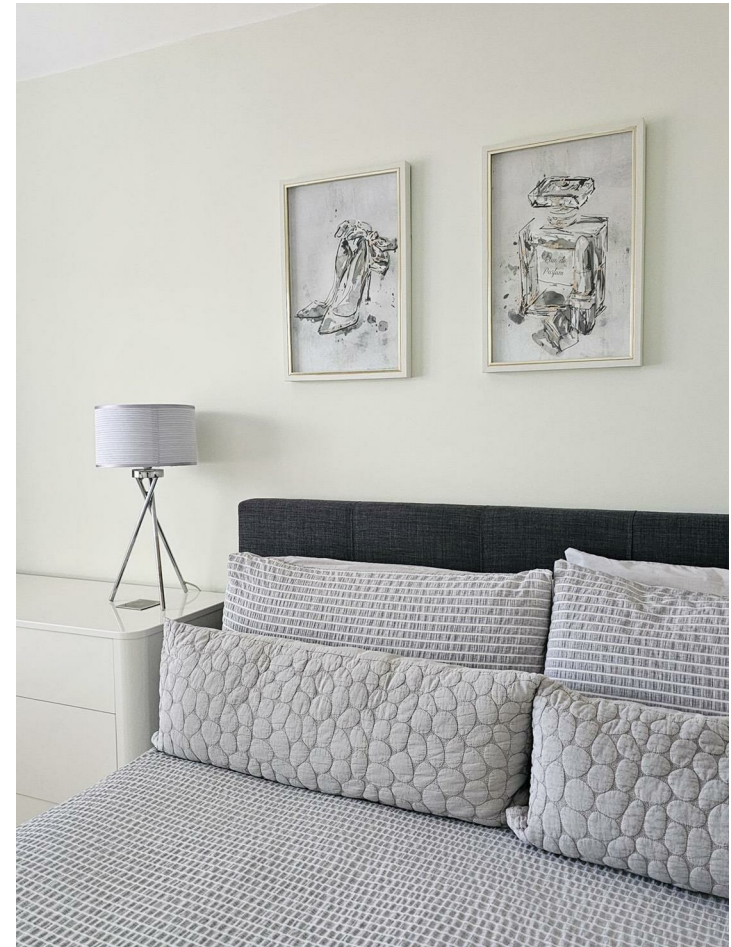
Fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with space and plumbing for a washing machine and tumble dryer below, wall-units over, door to outside.

## Cloakroom

Fitted with a low-level W.C and wash basin.

## First Floor

A generous landing with a large airing cupboard.



**Bedroom One 4.37m x 3.14m max (14'4" x 10'3" max)**

A spacious main bedroom with built-in wardrobes and enjoying a dual aspect, found at the front of the home.

**Ensuite**

Fitted with a white suite comprising a large walk-in shower, low-level W.C and wash basin, chrome heated towel rail, part-tiled walls and tiled floor.

**Bedroom Two 3.17m x 3.16m narr. to 2.84m (10'4" x 10'4" narr. to 9'3")**

A good-sized double bedroom with ample storage space, found at the rear of the home.

**Bedroom Three 3.24m narr. to 2.60m x 3.06m (10'7" narr. to 8'6" x 10'0")**

A further double bedroom, found at the rear of the home.

**Bedroom Four 3.37m x 2.09m (11'0" x 6'10" )**

A smaller double room or large single, currently arranged as a home office/guest room, found at the front of the home.

**Bathroom**

Fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin, chrome heated towel rail, part-tiled walls and tiled floor.

**Outside**

The property is approached at the front by a private driveway providing ample off-road parking and leading to the garage. There is access at the side leading to the generous rear garden, a real highlight of the home. Enjoying a South-facing aspect, the garden takes full advantage of the sun throughout the day and, offers the perfect transition from the home for families with young children or those who enjoy entertaining.

**Garage 5.27m max x 2.78m max (17'3" max x 9'1" max)**

A large single garage/workshop with up and over door, light and power connected.

**Agents Note**

There is an annual service charge of approx. £200pa (paid in 2 installments) that contributes to maintenance of the communal parts on the development.





Services: All mains connected.  
EPC: B  
Tenure: Freehold.  
Council Tax: Band D  
Local Authority: Torridge District Council.

## DIRECTIONS

From Bideford Quay, proceed up the High Street, continue to the top and turn left at the junction. Take the next right into Abbotsham Road. Continue to the traffic lights and proceed straight ahead passing Bideford college on your left hand side. Continue as the road descends and then ascends back up the hill and take the second left, after the traffic lights, into Birdwood Crescent. Take the first right into Blackmore Avenue and the property will be found first on the left hand side (on the corner of Birdwood Crescent and Blackmore Avenue).



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Bideford Office  
01237 879797



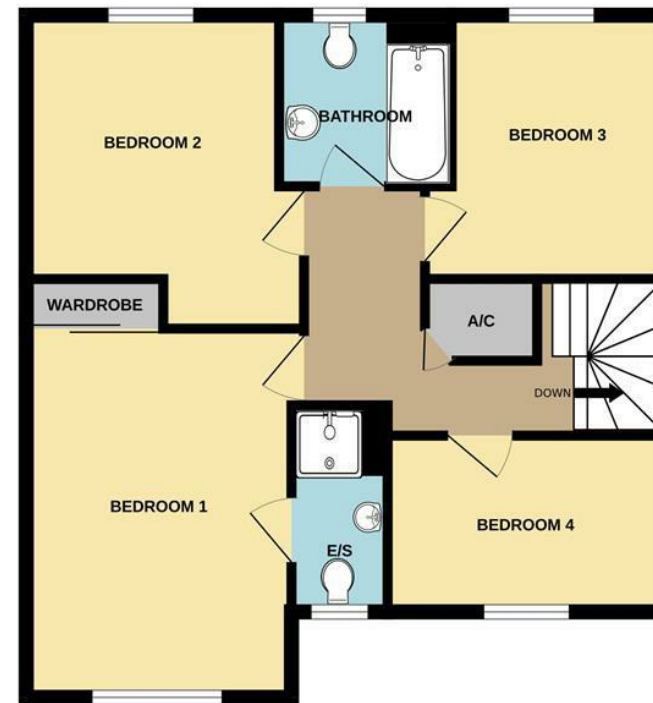




GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



BLACKMORE AVENUE, BIDEFORD

TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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