



Directions

Head up Bideford highstreet upon reaching the top of the road turn left and then immediately right onto Abbotsham road. After the first right, the property is on the right hand side feel free to pull into the driveway and wait for an agent to show you the property.

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

Call 01237 879797

or email bideford@phillipsland.com

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Offers In Excess Of

£350,000

Spacious 4 Bed House With Parking!

Enfield House, 2 Abbotsham Road, Bideford, EX39 3AF

- Versatile 4 Bedroom House
- Pretty & Highly Private Rear Courtyard Garden
- MUST BE VIEWED
- Excellent Convenient Location
- Modern Open Plan Kitchen Dining Room
- Popular Location (Close By Schools)
- Parking For 3 Cars



Room list:

Entrance Hall

Kitchen Diner
4.85 x 4.39 (15'10" x 14'4")

Lounge
6.60 x 3.00 (21'7" x 9'10")

Utility Room
2.73 x 2.46 (8'11" x 8'0")

Storage Room

First Floor Landing

Bedroom 1

3.96 x 3.00 (12'11" x 9'10")

Bedroom 2
3.88 x 2.95 (12'8" x 9'8")

Bedroom 3
2.44 x 2.44 (8'0" x 8'0")

Bedroom 4
2.69 x 1.75 (8'9" x 5'8")

Family Bathroom

This immaculate property is ideally positioned in a highly convenient location, just a short walk from the town centre and is within easy reach of both primary and secondary schools, as well as a nearby medical centre - making it a perfect choice for families seeking both comfort and accessibility.

Inside, the home offers generously proportioned and well-designed accommodation with family living in mind. The heart of the home is a spacious and sociable kitchen/dining room measuring approximately 15'11" x 14'5", complete with a stylish range cooker, integrated fridge, and dishwasher-ideal for everyday family meals and entertaining alike. The beautifully presented lounge extends to approximately 21'8" x 9'10" and features a charming gas fireplace that creates a warm and welcoming focal point.

Upstairs, there are four good-sized bedrooms all of which benefit from built in wardrobes - offering ample space for a growing family, along with a sleek, fully tiled bathroom. For those looking to further enhance the home, there is excellent potential to create an en-suite to the master bedroom, subject to the necessary consents. New boiler installed at the end of 2024.

Outside, the property benefits from off-road driveway parking for three vehicles at the front. To the rear is a fully enclosed and low-maintenance courtyard garden-an ideal space for relaxing or entertaining. The garden also gives access to a large and practical utility room with an attached storage room perfect for bikes etc. This is a superb opportunity to acquire a spacious and versatile family home in a sought-after and well-connected location.

Bideford is a historic market town on the River Torridge in North Devon, offering a blend of natural beauty, heritage, and modern amenities. Its lively quayside, independent shops, and weekly pannier market create a vibrant community atmosphere, complemented by a variety of restaurants, cafés, and pubs. Outdoor lovers can enjoy the scenic Tarka Trail and nearby coastal walks, while the town itself is well-equipped with schools, supermarkets, leisure facilities, and a community hospital.

Just a short drive away, the picturesque villages of Appledore, Instow and Westward Ho! offer sandy beaches, seafood dining, and stunning estuary views. With easy access to Barnstaple for additional shopping and transport, Bideford and its surroundings provide an excellent quality of life in a charming coastal setting.



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