PhillipsSmith&Dunn
Buy. Sell. Let.
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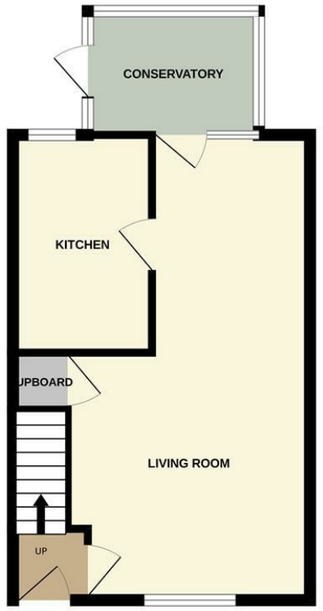
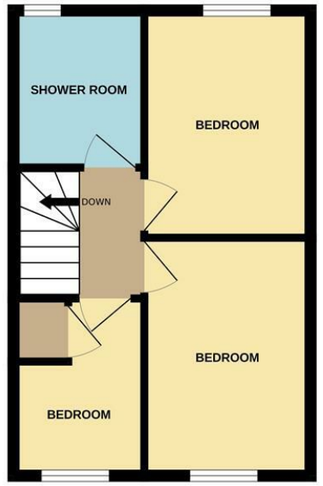
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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 Quay Front, proceed in a southerly direction, passing straight through the roundabout at the end of the old bridge. At the next roundabout, turn right and proceed steeply uphill. Continue around two sharp left-hand bends, after which take the sixth turning on your right into Pynes Lane. Then turn right into Hawthorn Park, following the road around to the right, where number 9 is easily identifiable.

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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Well Presented Family House

9 Hawthorn Park, Bideford, EX39 3DT

Guide Price

£159,950

- Modern End Terraced House
- Gas Central Heating
- Front and Rear Gardens
- Well Presented Accommodation
- 3 Bedrooms
- Parking
- PVC Double Glazing
- Conservatory
- No Onward Sales Chain!!

9 Hawthorn Park is a modern end-terrace, two-storey, three-bedroom house offering well-presented accommodation, benefiting from PVC double glazing and gas-fired radiator central heating. It is located within a popular residential area, affording easy access to local amenities and schooling. The selling agents, Phillips Smith & Dunn, suggest that this competitively priced property is ideally suited to provide a comfortable family residence. An early internal inspection is advised to avoid disappointment.

Briefly, the accommodation comprises a canopy entrance porch and an entrance hall with a staircase leading to the first floor. There is an open-plan 22' living room with a PVC-constructed conservatory to the rear, overlooking the rear garden, together with a kitchen offering ample storage facilities and appliance space. To the first floor are three bedrooms (two doubles and one single) and a well-appointed shower room.

Bideford is a popular town and working port located on the banks of the River Torridge, offering 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. The wonderful North Devon coastline is within easy reach, with the long, golden, Blue Flag beach at Westward Ho! just a short drive away.

Services
All Mains Services Available

Council Tax band
A

EPC Rating
C

Tenure
Freehold

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

Outside

To the front of the house is a garden area bounded by metal railings. To the rear is a fully enclosed garden, laid mainly to a paved patio and lawn, with well-stocked raised borders containing shrubs and bushes. There is also a lean-to utility/workshop with power and lighting, together with space and plumbing for a washing machine and tumble dryer, as well as a timber garden shed. A pedestrian gate from the rear garden provides access to a residents' parking area.

Room list:

Entrance Porch and Hall

Lounge/Diner
6.93m x 3.56m (22'8" x 11'8")

Conservatory
2.54m x 1.83m (8'4" x 6')

Kitchen
3.23m x 2.03m (10'7 x 6'8")

Bedroom 1
3.66m x 2.44m (12' x 8')

Bedroom 2
3.40m x 2.46m (11'2 x 8'1")

Bedroom 3
2.62m x 1.83m (8'7" x 6'0")

Bathroom
2.36m x 1.83m (7'9" x 6')