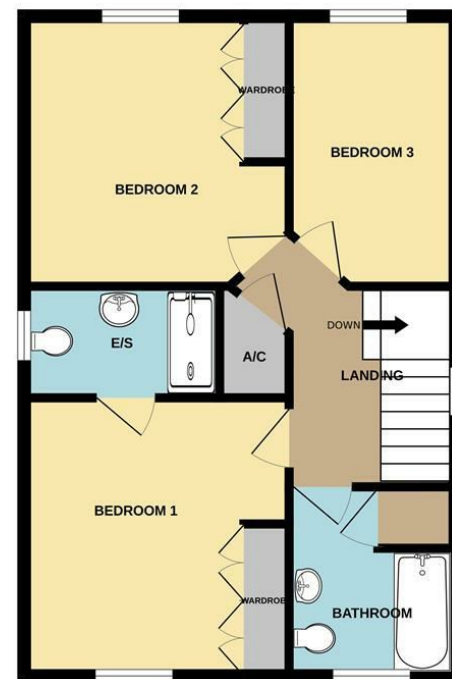


GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



BLACKMORE AVENUE, BIDEFORD

TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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50 Blackmore Avenue

Bideford, EX39 3TG

£349,950

- Modern Detached Family Home
- Open-Plan Kitchen/Diner
- Generous Garden
- Viewing Highly Recommended
- Immaculately Presented
- Master Bedroom With Ensuite
- Ample Off-Road Parking & Garage
- Well-Planned Accommodation
- Well-Fitted Bathroom
- Popular Residential Development

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

Call 01237 879797
or email bideford@phillipsland.com

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 continue to the top of the road where the property will be found on the right hand side, occupying the corner.

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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Occupying a pleasant position on the ever-popular College Park development, this spacious 3 bedroom detached family home boasts well-planned accommodation, off-road parking, a garage and a delightful garden, within one of Bideford's most sought after residential locations. Constructed c. 2015, 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 it's estuary beach, popular with families and dog walkers alike, along with a popular delicatessen, awardwinning 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.

Services

All Mains Connected.

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford branch on 01237 879797



Entrance Hall - This inviting space welcomes you into the home with a tiled floor continuing through to the kitchen, stairs to the first floor and a useful understairs storage.

Cloakroom - Fitted with a low-level W.C, wash basin and tiled floor.

Lounge - **4.58m x 3.50m max (15'0" x 11'5" max)** - This spacious reception room enjoys a dual aspect and is found at the front of the home.

Kitchen/Diner- **5.63m x 4.02m max (18'5" x 13'2" max)** - This generous family room is found at the rear of the home with sliding doors opening to the garden. The kitchen is fitted with a range of granite work surfaces comprising an inset sink and drainer with drawers and cupboards below and matching wall-units over, built-in appliances include an oven and hob with extractor over, microwave, dishwasher and fridge/freezer, ample dining space, useful utility cupboard with space and plumbing for a washing machine and tumble dryer, tiled floor.

First Floor - Landing with useful airing cupboard.

Bedroom One - **3.63m x 3.37m max (11'10" x 11'0" max)** - A spacious double bedroom, with built-in wardrobes, found at the front of the home.

Ensuite - Well-fitted with a white suite comprising a large "walk-in" shower, low-level W.C and wash basin.

Bedroom Two - **3.51m x 3.37m max (11'6" x 11'0" max)** - A good sized double bedroom, with built-in wardrobes, found at the rear of the home.

Bedroom Three - **3.52m max x 2.19m max (11'6" max x 7'2" max)** - A large single bedroom, currently utilised as a home office, found at the rear of the home.

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

Outside - The property occupies a corner position within Blackmore Avenue and is approached by a private driveway with ample parking for a number of vehicles, along with a pleasant front lawn with flower beds and borders and an ornamental tree. There is side access to the rear garden which is a generous size and offers easy maintenance with patio and chippings, raised flower beds and an additional lower tier, perfect for bbq's, children's play equipment or a hot tub.

Garage - **5.69m x 2.95m (18'8" x 9'8")** - With electric up and over door, light and power connected. A great workshop/store.

Agents Note - There is an annual service charge (paid in 2 installments - last installment £119) that contributes to maintenance of the communal parts on the development.

