



53 Biddiblack Way, Bideford, Devon, EX39 4AY





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£295,000

Situated within this modern development is this impressive 4 Bedroom Town House. The property has an attractive kerb side appeal, along with a terraced garden and nearby Garage with private parking to the front of the garage. This well presented and cared for home offers bright and spacious accommodation, arranged over three floors. There is a well-equipped Kitchen/Diner on the ground floor, along with a cloakroom/W/C, and lounge with patio doors leading out to the rear garden. The first floor offers two good sized double bedrooms, single bedroom, and a family bathroom. The top floor benefits from a lovely double aspect double bedroom, with fitted wardrobe unit and a modern ensuite shower room. To the rear of the property is a fully enclosed garden with a well-kept area of lawn, along with a sunken patio area, providing a great space to sit out and relax. This home is perfectly suited to families, landlords and possibly holiday home hunters, with excellent rental potential. East-The-Water is a suburb of Bideford that is on the eastern bank of the River Torridge to the main town, within close proximity to Tesco's Supermarket, Tarka Trail, Primary School and walking distance to Bideford Town and Quay.

Bideford offers a variety of shops, pubs, restaurants, nightclubs and various sporting clubs. There is beautiful countryside nearby, as well as pleasant river walks along the River Torridge or by the main Quay. It is also worth exploring the Pannier Market and Market Place shops for its array of craft and farm food stores.

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Modern Town House
Ideal Family Home in Great Location
Close to a Wide Range of Amenities & Attractions
Well Presented Accommodation Arranged Over Three Floors
Garage & Private Parking
Terraced Garden
Lounge & Kitchen/Diner
Ground Floor W/C
Family Bathroom
Four Bedrooms (One Ensuite)



Entrance Hall

Ground Floor W/C

Kitchen/Diner

2.8m x 4.2m (9' 2" x 13' 9")

Lounge

3.5m x 4.9m (11' 6" x 16' 1")

First Floor landing

With Airing cupboard and separate cupboard.

Family Bathroom

1.74m x 2.01m (5' 9" x 6' 7")

Bedroom Two

2.8m x 4.0m (9' 2" x 13' 1")

Bedroom Three

2.88m x 3.8m (9' 5" x 12' 6")

Bedroom Four

2.0m x 2.3m (6' 7" x 7' 7")

Second Floor Landing

Bedroom One

3.2m (Plus wardrobe recess) x 6.1m (10' 6" x 20' 0")

Ensuite Shower Room

2.2m x 2.5m (7' 3" x 8' 2")

Outside

To the front of the property is a gated pathway which leads to the main entrance door. A short distance away to the side of the house, is a Single Garage with private driveway parking. To the rear of the property is a terraced garden, with patio and lawn area. There is also a gate to the rear of the garden, providing pedestrian access with a walkway. A great area to store bins, with easy access on collection days, without walking them through the house.

Property Facts

Vendors status. No onward chain.

Approx. size of property. 105 SQ M. 1130 SQ FT.

Energy Rating. C.

Bideford. 1.4 Miles.

Instow Beach. 3.2 Miles.

Westward Ho! 4.2 miles.

Fremington Quay. 7.3 Miles.

Barnstaple. 9.5 Miles.

SERVICES

Mains Services Connected. Gas, Electric & Water.

Council Tax Band. C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

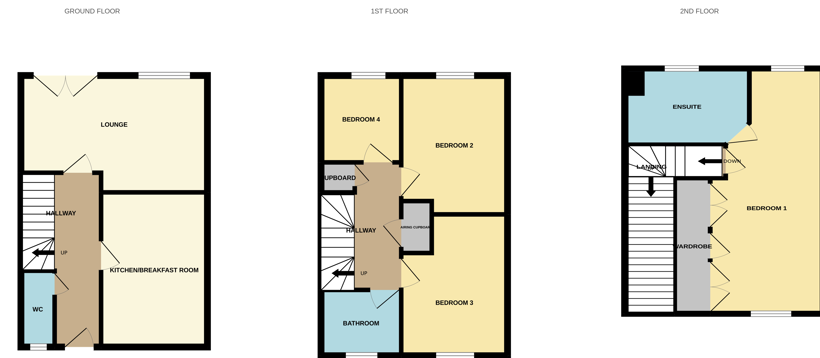
Energy Rating. C.

DIRECTIONS

Travelling from Barnstaple on the B323, turn left onto Manteo Way. Travel up the hill and take a right hand turn into Fillablack Road and then right into Biddiblack Way. Follow road and to the right and the property can be found on your left hand side.

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