



Helios, Old Barnstaple Road, Bideford, Devon, EX39 4AJ



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Offers Over £350,000

Nestled in an enviable and elevated position within this sought after no through road which once connected Bideford with Barnstaple but is now a quiet cul-de-sac, which combines a peaceful location with easy and convenient access to the town and medical centre with dispensary, this three bedroom detached house from the art deco period offers spacious and sumptuous accommodation.

The front stable door opens to reveal the hallway with stairs to the first floor, and there is also a useful W/C with hand basin. From the hallway, there are doors to the sitting room, a lovely and light filled high ceilinged room with bay window offering a pleasant outlook and hearth with living flame electric fire, and to the kitchen/dining room, which offers double glazed French doors to the rear garden, as well as a further double glazed window for extra light, and a fitted kitchen with eye and base level units, space for appliances and worktop with inset 4 ring gas hob. A pedestrian door leads to a useful utility room with worktop and space for washing machine and a door to outside. On the first floor, is the master bedroom with bay window offering a delightful outlook towards the river plus a built-in wardrobe, a second double bedroom overlooking the rear garden and also with built-in storage, the third bedroom with a charming outlook towards the river and a family bathroom, which is beautifully presented with white suite, shower over bath and tiled walls. The whole interior of the house is in excellent decorative order throughout.

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Three Bedroom Detached House
Sitting Room With Bay Window
Spacious Kitchen/Dining Room With French Doors
Useful Utility Room
Ground Floor W/C
Master Bedroom With Bay Window
Two Further Bedrooms, One With Views Towards The River
Well Presented Family Bathroom
Generous Lawned Garden
High Degree Of Privacy
Easy On Road Parking



Entrance Hallway

With stairs to First Floor Landing.

Living Room

4.20m x 3.33m into bay (13' 9" x 10' 11" into bay)

Kitchen / Dining Room

5.43m x 3.49m max (17' 10" x 11' 5" max)

Utility Room

2.75m x 1.79m (9' 0" x 5' 10")

Downstairs W/C

Bedroom One

4.29m x 3.34m (14' 1" x 10' 11")

Bedroom Two

3.48m x 3.33m (11' 5" x 10' 11")

Bedroom Three

2.34m x 1.98m (7' 8" x 6' 6")

Bathroom

Outside

The property is approached via a gated path from the road with a recessed parking bay. The path leads to a generous and most attractive garden, laid principally to lawn with attractive flower beds, a summer house and patio to take advantage of the sunny aspect, and a high hedge boundary offering a very high degree of privacy. There is a useful area to the side of the house and to the rear is a charming Mediterranean style patio garden with raised flower beds and workshop/shed.

SERVICES

Services: We understand that Mains Water, Gas and Electricity are available, plus Septic Tank Drainage.

Council Tax Band: D.

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

EPC Energy Rating: D.

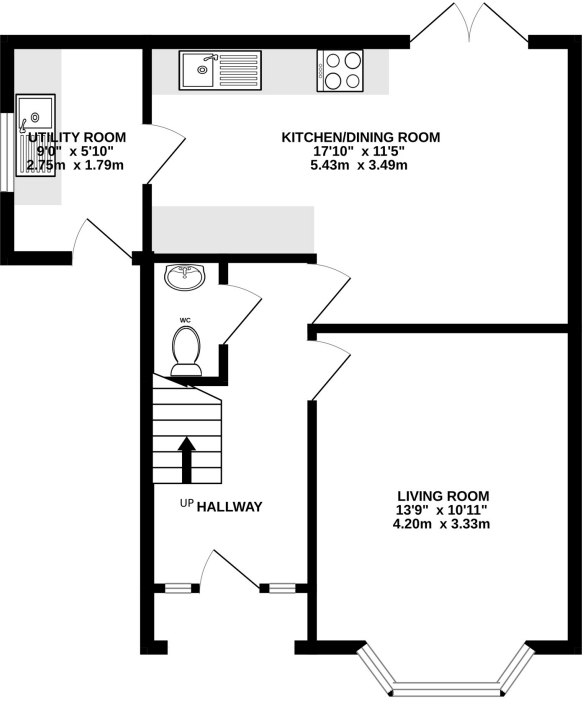
DIRECTIONS

To find, follow sat nav reference EX39 4AJ.

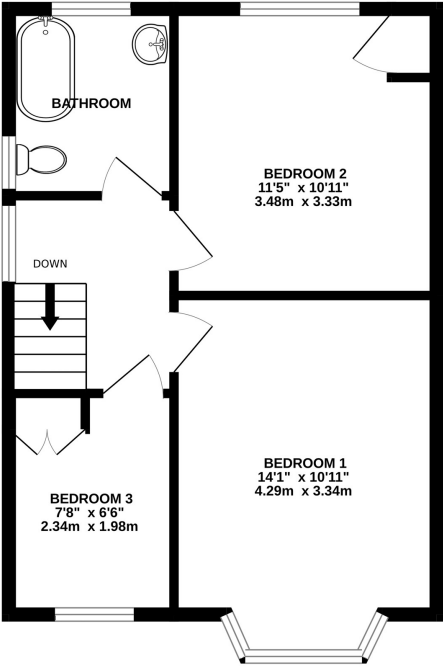
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GROUND FLOOR



1ST FLOOR



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