



Abbotsville

61 Abbotsham Road, Bideford, Devon EX39 3AQ

Price Guide: £425,000

HARDING & CO
ESTATE AGENTS & VALUERS

A substantial 4 bedroom, 4 reception period end of terrace house, off the Abbotsham Rd set in delightful large gardens with an additional back garden, which is thought to have the potential to develop at a later date if required and subject to the usual consents. This large family house is well presented and offers spacious and bright accommodation, retaining many original features of its period which include high ceilings, original tiled floors, internal doors and fireplaces. This property has been extended on the ground floor to provide extra living space off the kitchen, a utility room and g/f shower room. To the side of the house there is a gated driveway suitable for an extra vehicle and to the rear there is a large drive through garage with extra parking behind. An early viewing is highly recommended.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

Half Glazed Entrance Door to:

Entrance Porch

Glazed roof. Secondary front door with stained glass leaded light panel opening to:

Reception Hall

A large space with original tiled floor. Attractive oak staircase rising to first floor. Radiator.

Lounge

5.17m into bay x 4.67m (16'9 x 15'3)

A bright room with square bay window to the front. Radiator. High ceiling with cornicing. Fireplace with wood surround, marble slip and hearth with fitted coal effect gas fire. TV point.

Sitting Room

4.66m x 3.87m (15'3 x 12'7)

Original marble fireplace with tiled slips and hearth. Radiator. High ceiling. Double doors opening to:

Rear Sun Room

3.17m x 1.74m (10'4 x 5'7)

Original tiled flooring. Polycarbonate roof. Double doors to outside.

Dining Room

5.10m x 3.66m (16'7 x 12')

A double aspect room with fireplace with cast iron wood burning stove on slate hearth. Fitted wall cupboards on one side. Radiator. Double casement doors opening to garden. Door to under stairs shelved storage cupboard. This room has a central opening and door straight into:

Kitchen

4.37m x 3.64m (14'3 x 11'9)

A bright double aspect room fitted with an extensive range of maple wood fronted units with ornate iron handles comprising integrated double oven, gas hob with extractor canopy, integrated fridge, plumbing for dishwasher. Double storage cupboard housing gas fired central heating boiler with drying shelves over. Breakfast bar unit. Lovely views over the garden to the rear. Steps from this room lead up to:

Family Room/Sun Room

4.19m x 3.74m (13'7 x 12'2)

Part vaulted roof with two velux windows affording plenty of light from the rear. Sliding double patio doors. Radiator. Window to the front. Door opens to:

Internal Hall

Door to outside to the front. Useful storage area with shelving.

Utility Room

3.34m x 1.70m (10'9 x 5'5)

Door to rear garden. Space and plumbing for washing machine and other appliances. Radiator.

Shower Room

Comprising low flush w.c. Wash hand basin with tiled splashback. Shower cubicle with Triton shower with shower screen and tiled walls. Extractor fan. Radiator.

First Floor Split Landing

Hatch to loft space.

Bedroom 1

4.4m x 3.67m (14'4 x 12')

A lovely bright room with large bay window at one end with window seat overlooking the garden to the rear. A range of built in wardrobe cupboards along two walls, one of them incorporating an airing cupboard with lagged hot water cylinder, fitted immersion heater and slatted drying shelves. Radiator.

Bedroom 2

5.33m x 4.93m (17'4 x 16'1)

A large room with square bay window to the front affording views up and down the Abbotsham Road. Radiator. There is an attractive period fire place (presently boarded) Hatch to loft.

Bedroom 3

4.79m x 3.99m (15'7 x 13')

Views to the rear over the garden. Pedestal wash hand basin with tiled splashback.



Bedroom 4

3.94m x 2.62m (12'9 x 8'6)

Radiator. View to the side.

Bathroom

Modern suite of pedestal wash hand basin. Panelled bath. Tiled walls. Ceiling downlighters. Radiator. Window to the front. Separate w.c. with low flush suite and part tiled walls.

Outside

To the front of the property is an enclosed front garden and gate with steps leading to the front door. To the side are a pair of gates giving access to a large parking space suitable for a small motor home etc. or additional car, log store. The total area of the gardens amounts to approximately ¼ of an acre and are south facing.

The rear garden which is a particular feature of this property is very private and directly features a paved patio area with steps up to a well-manicured lawn with flower and shrub borders enclosed by stone walling. To the rear of the lawn is a further patio with two useful **Stone Storage Sheds 4.68m x 2.96m overall (15'3 x 9'7)** with light and power under a box steel roof. Subject to the usual consents this building would make an ideal home office, playroom etc. Beyond this area is a **Stone-Built Garage 5.72m x 4.13m (18'7 x 13'5)** under a pitch roof with window to side and two up and over doors at either end allowing you to drive through the garage to a parking space behind for washing cars etc. Water tap. Beyond the garage area is a further unusually large piece of garden **31m x 17m (101' x 55')** laid to lawn with soft fruit beds and fruit trees enclosed by stone walling which is thought could be developed in the future, if required (subject to the usual consents).



Services: All mains services connected. Gas fired central heating, majority uPVC double glazing.

Energy Performance Certificate: F

Council Tax Banding: C

Directions

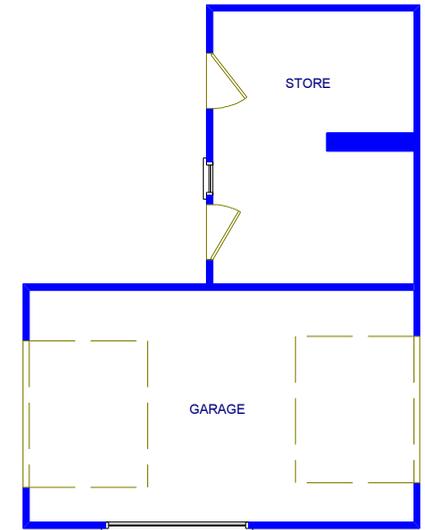
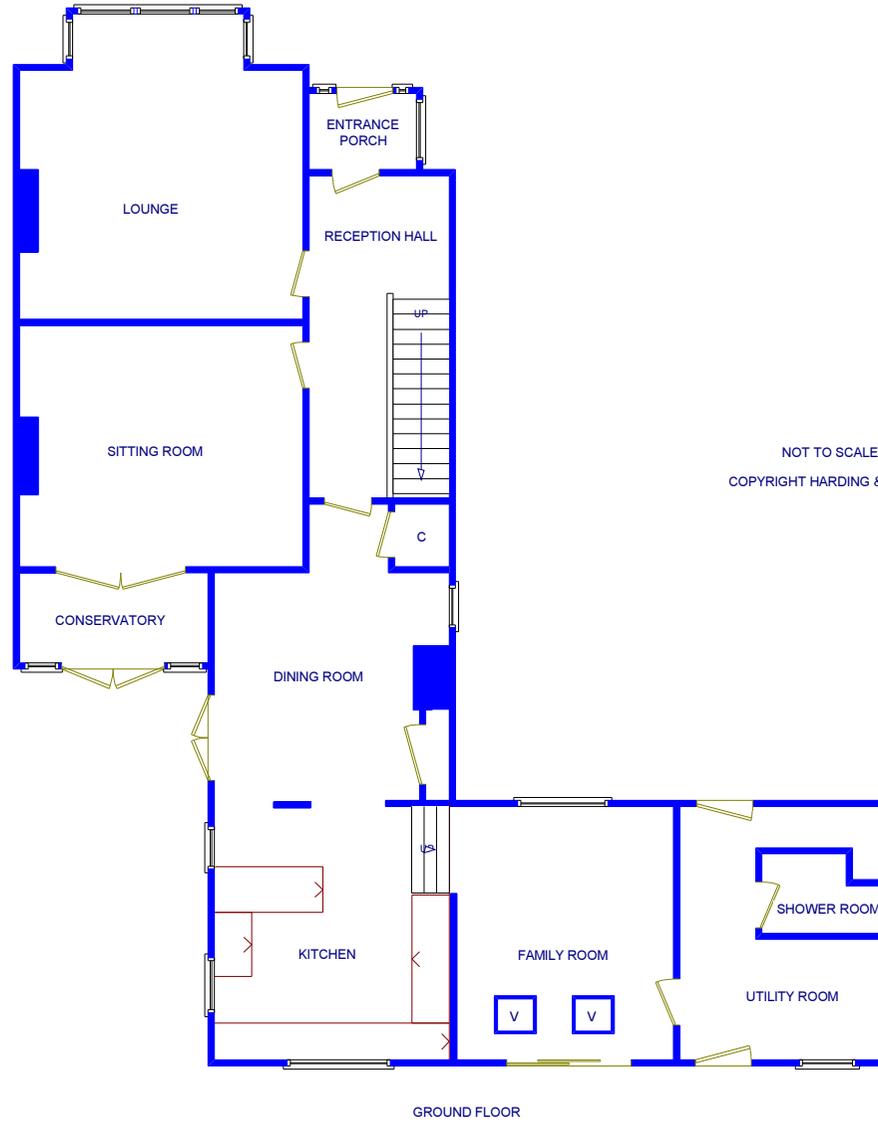
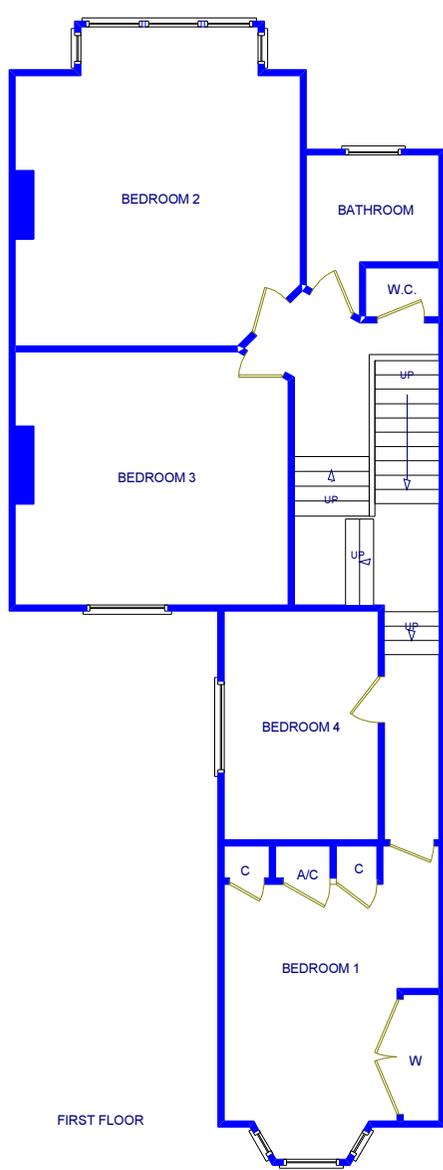
From Bideford Quay proceed up the main High Street turning left at the top and taking the first right turn into Abbotsham Road. Pass the hospital on the right and No. 61 can be found after a short distance on the left before reaching the traffic lights.



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



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Estate Agents

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