



2 Abbots Drive
Bideford, Devon EX39 4DB

Price Guide: £245,000

HARDING & CO
ESTATE AGENTS & VALUERS

An immaculately presented semi-detached three-bedroom house with the distinct advantage of owning two side-by-side garages with parking. The naturally light property is quietly positioned within an established and popular residential area of Bideford with lovely sunny front and rear gardens.

The house offers spacious and well decorated accommodation on the ground floor - The Lounge/Diner leads into the well-equipped fitted kitchen at the rear that opens to the sunny garden and patio. On the first floor there are 3 good sized bedrooms with large windows and a modern family bathroom.

This is a lovely home – perfect for a multi-vehicle family or someone with a need for hobby space or additional storage.



Location: Situated within a popular residential location on the outskirts of Bideford, close to local a supermarket and an award-winning primary school - Bideford East the Water Primary. There also bus stops close by. 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.

Outside: To the rear of the property is an enclosed split-level garden with a level patio area and a sunny, elevated lawn. To the front of the property, a large driveway providing ample parking as well as two single car garages allowing for extra storage and off-road parking.

Services: All main services connected including gas central heating.

Energy Performance Certificate: D

Council Tax Banding: B

Directions: From Bideford Quay proceed across the old Bideford Bridge and continue up the hill (Torrington Lane) to the very top. At the roundabout, take the second exit into Gammaton Road and followed by a left hand turn into Alverdiscott Road. Take the first right into Cliveden Road and then the first left which leads to Abbots Drive.

No.2 can be found on the right hand side of the road.





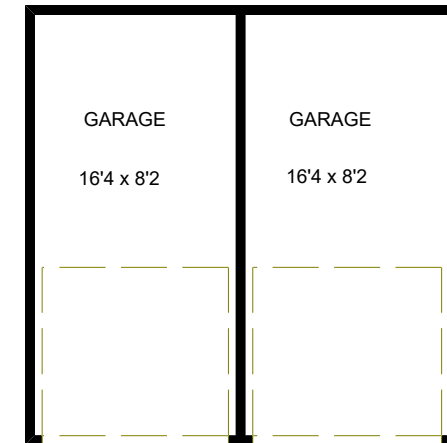
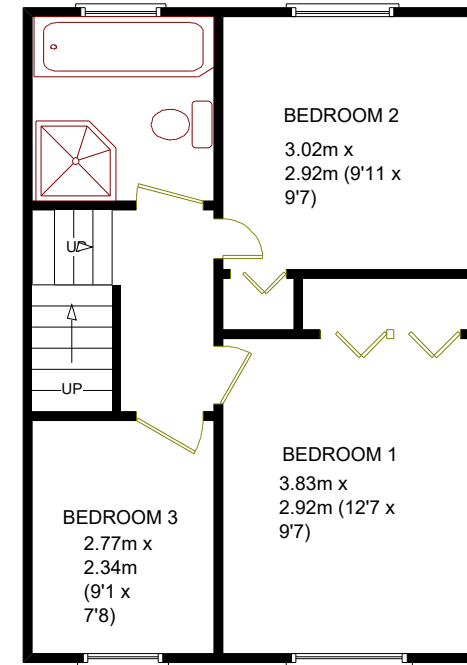
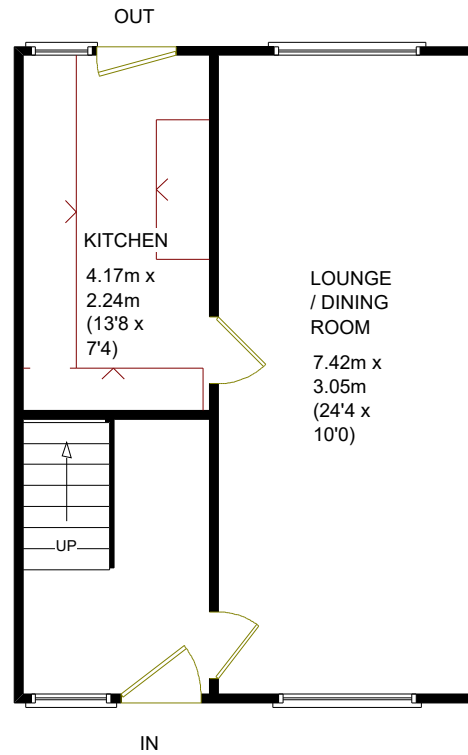
Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PZ

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

