

3 Field End
Bideford, Devon EX39 3SH

Price Guide: £450,000

HARDING & CO
ESTATE AGENTS & VALUERS

A superb family opportunity!

With arguably the largest plot in its locality and over 1700 sq ft of flexible accommodation and double garage, this is an excellent proposition…

No.3 Field End offers versatile living across 3 floors with 5 bedrooms and the ability to have 6. Three of the bedrooms (including the large main room have en-suite shower rooms) as well as a separate family bathroom and cloak room – a facility on every floor.

Upon entering the detached property, you are greeted with a welcoming entrance hall with three bedrooms (1 En Suite) the large bathroom and storage.

The middle floor hosts the living spaces which include the double aspect lounge, the dual aspect and fully fitted kitchen & breakfast room with french doors out to the south facing patio and garden, the dining/multi-functional reception room (also with french doors opening to the sunny garden), plus the cloak room.

The top floor hosts a very spacious main bedroom with fitted wardrobes and a generous updated en-suite plus a further double bedroom with en-suite. Some excellent views of the surrounding countryside (as far as the coast) can be found from most windows.

This spacious, adaptable family home also offers a double car garage and off road driveway with access to a side access to the impressive garden which is a large south-facing space mainly lawn with a large patio and side access.

Field End is small cul-de-sac, part of the Londonderry/Kenwith Valley development situated on the fringes of the market town and port of Bideford. Bideford is a thriving market town with a working port and historic pannier market. The coastline is less than 3 miles distance and an easy drive or good walk. The nearby coastline 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.

Services: All mains' services connected including gas central heating.

Energy Performance Certificate: TBC (previously C)

Council Tax Banding: E

Directions: From our offices along the Quay proceed up the High Street, at the top bear left and take the first turning on the right into Abbotsham Road. Proceed past the Hospital on your right and Bideford College on your left further along. As you enter the outskirts of the town the entrance to Londonderry Farm will be found on the right. As you enter Lane Field Road proceed along through the development until it bends right where the Kenwith Valley development begins and Field End will be found on the right hand side towards the end of the development.













Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area[1]
161.4 m²
1736 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

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.







