



17 Fulford Close  
Bideford, Devon EX39 4DX

Price Guide: £249,995

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A spacious and well-presented three storey, 3 bedroom (1 en-suite) semi-detached property with a single garage, driveway and a dual level, low maintenance garden. The property boasts stylish tiled flooring upon entering the property's hallway which leads to the kitchen and dining space, double doors then open to the large living room with access to the garden. The house has plenty of space and generous room sizes throughout.

Situated within a popular residential location on the outskirts of Bideford, close to local a supermarket and an award winning primary school.

There is the Bideford East the Water Primary School and a shop within walking distance of the property, 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 lawned garden with an elevated sitting area. There is also side access with gated access to the front of the property, where the single car driveway and garage are located, allowing for secure off-road parking.

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

**Energy Performance Certificate: C**  
**Council Tax Banding: C**

**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 continue for a short distance, turning left into Fulford Close. Number 17 is on the left hand side as you enter Fulford Close.





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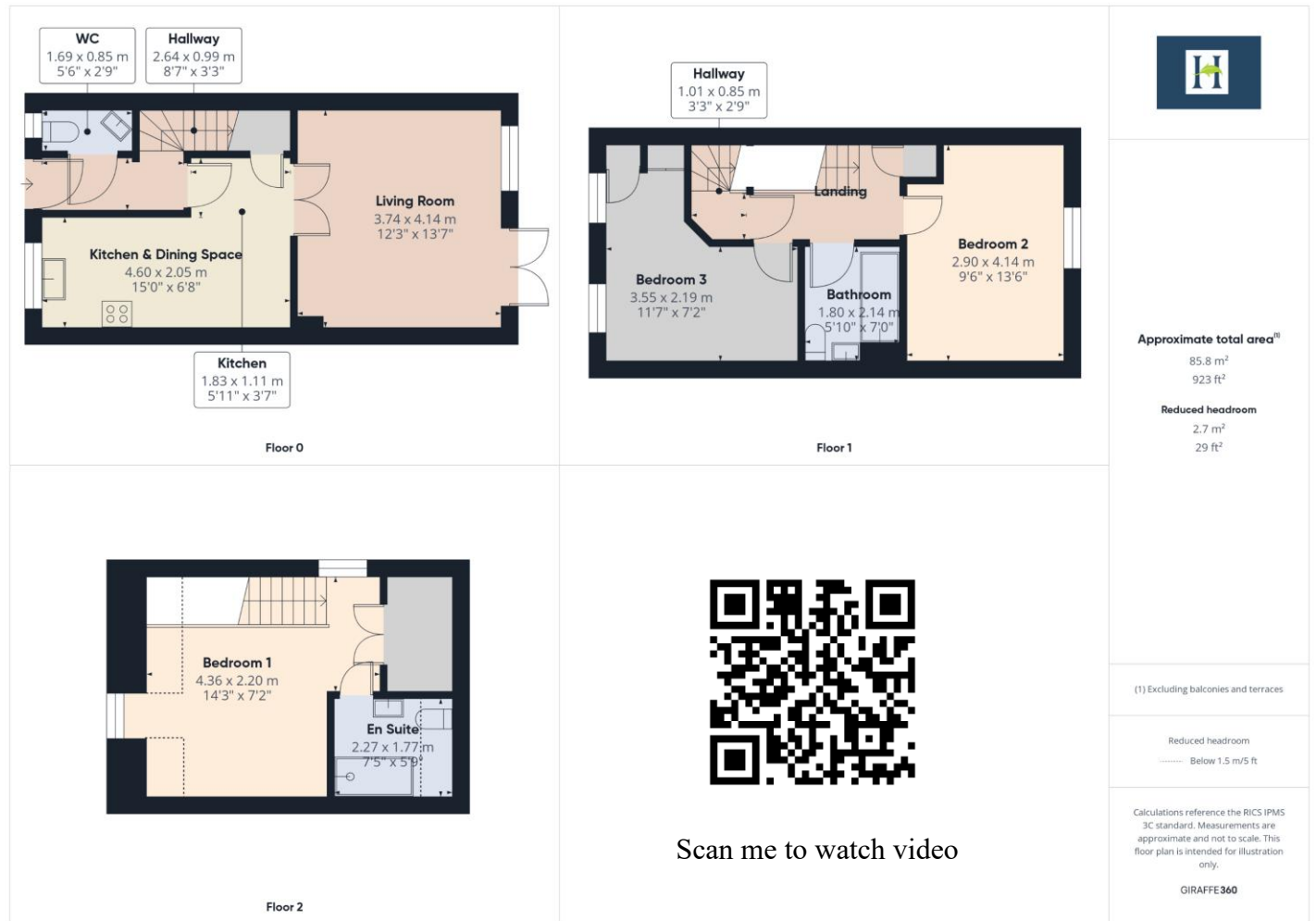
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will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

