



36 Hewetson Way



Bideford Town Centre 1 mile, Westward Ho! Beach 2 miles, Barnstaple 9 miles

A detached 4 bedroom (2 en-suite) family home which provides very well presented and spacious accommodation.

- 4 Double Bedrooms
- 2 En-suite's, Family Bathroom
- Kitchen/Dining Room
- Utility Room, Cloakroom WC
- Driveway parking and garage
- Remainder of NHBC Warranty
- Walking distance to town
- South facing rear garden
- Freehold
- Council Tax Band D

Guide Price £440,000

SITUATION

The property is situated in a popular residential area of Bideford, due to its close proximity to local amenities and schools that can be found in Bideford. The historic port and market town sits on the banks of the River Torridge and offers a wide range of facilities all within walking distance including various shops, butchers, pubs and restaurants. Bideford has schooling for all ages (public and private), five supermarkets, variety cafes, boutique shops, places of worship and large public park. There is also a nearby shopping outlet and retail complex with a range of popular brands such as Nike, Crew Clothing and Starbucks. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides, that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away). The renowned coastal town of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. There are also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks and stunning vistas of the rugged North Devon coastline.

DESCRIPTION

A detached four-bedroom (two en-suite) family home which provides very well presented and spacious accommodation and benefits from driveway parking single garage and an enclosed garden. The property which was built by Bloor in 2016 has been designed with family in mind and comprises on the ground floor; Entrance Hall, sitting room, kitchen/diner, utility room, WC, garage store/utility. First Floor includes 4 double bedrooms (2 with en-suites) and a family bathroom. Externally there is a drive way parking for 2 vehicles and a single garage, attractive front garden area and a landscaped rear garden with private patio area. This is certainly a property that needs to be viewed internally to be fully appreciated.

GROUND FLOOR

ENTRANCE HALL with Karndean flooring, door to sitting room and kitchen/diner (described later). SITTING ROOM carpeted with large

window looking to the front, stairs to first floor, opening into KITCHEN/DINING ROOM continuation of luxury flooring, high quality, contemporary kitchen with soft closing cupboards and drawers, integrated appliances including fridge and freezer, double oven/grill, electric hob with extractor hood over and Siemens dishwasher, inset sink, central island with storage and seating, space for 6/8-seater dining table. French doors to the garden. UTILITY matching units, inset stainless steel sink, space for white goods, door to garden and CLOAKROOM WC with dual flush close coupled WC, wall mounted wash hand basin with mixer tap. Door to GARAGE STORE/UTILITY

FIRST FLOOR

LANDING airing cupboard with slated shelving. BEDROOM 1 built in double wardrobe. EN-SUITE SHOWER ROOM vinyl flooring, shower enclosure, WC and sink. BEDROOM 2 also benefits from an en-suite BEDROOM 3 and BEDROOM 4 are both doubles with space for wardrobes etc BATHROOM Vinyl flooring, tiled walls, side panel bath with mixer tap and shower head, WC, wash basin with mixer tap.

OUTSIDE

To the front is driveway parking for 2 vehicles, single garage and gated side entrance to the enclosed and private rear garden which includes a large patio area with space for table and chairs and a well tended lawn and French doors which lead back into the kitchen/diner

SERVICES

Mains electric, water and drainage. Gas central heating

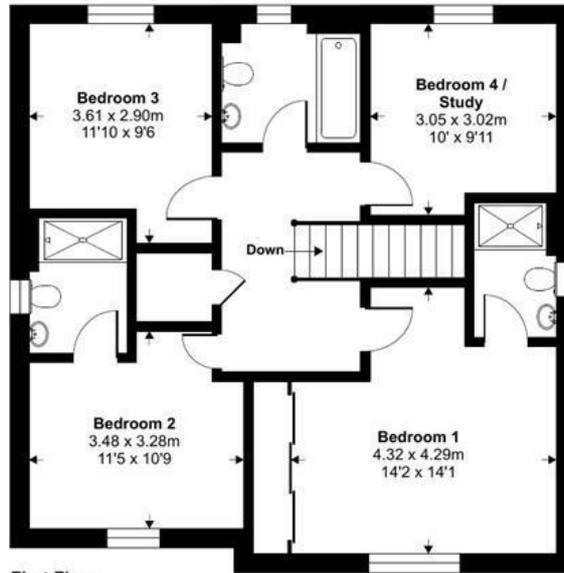
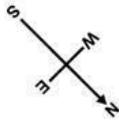
AGENT NOTE

We understand there is a service charge of £107.47 per annum. This covers maintenance of all communal areas.

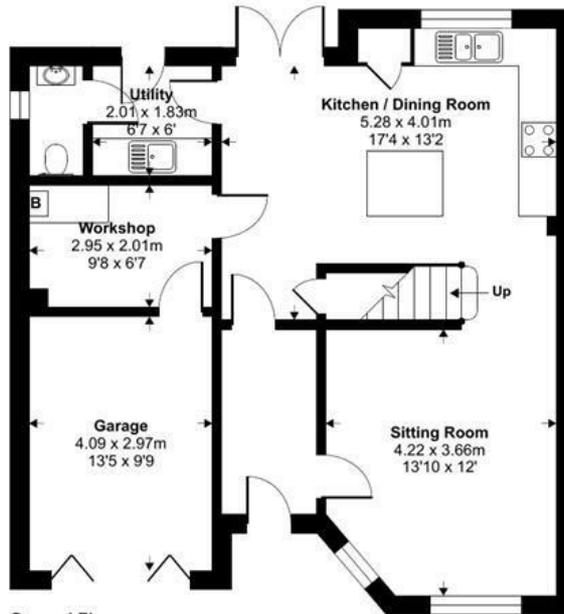


Approximate Area = 1526 sq ft / 141.7 sq m (includes garage)

For identification only - Not to scale



First Floor



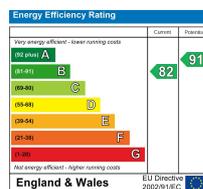
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Stags. REF: 844336

These particulars are a guide only and should not be relied upon for any purpose.

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