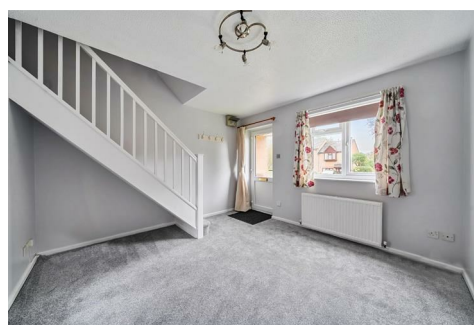




18 Hanson Park, Bideford, EX39 3SA

£165,000

A rare one-bedroom house with parking and a garden, offered with no onward chain and located within walking distance of Bideford Town Centre.

Description

Situated within the sought-after Hanson Park development, just a short walk from Bideford Town Centre, this attractive one-bedroom home has been tastefully updated and is ready to move straight into. The property has been freshly decorated throughout, benefits from new carpets and a recently fitted bathroom, making it an ideal choice for first-time buyers, downsizers or buy-to-let investors.

The accommodation briefly comprises a bright and comfortable living room with open staircase, leading through to a well-fitted kitchen with ample storage, space for a dining room table and access to the enclosed rear garden. Upstairs offers a generous double bedroom, landing with fitted storage and loft access, alongside a newly installed bathroom with a modern white suite and shower over the bath.

Outside, the rear garden is fully enclosed and includes a patio seating area – perfect for relaxing or entertaining. The front garden is laid to lawn with a central pathway, and there is ample parking directly in front of the property.

Lounge 10'11" x 10'11" (3.35 x 3.35)



Kitchen 6'11" x 10'11" (2.13 x 3.35)



Bedroom 10'5" x 11'8" (3.20 x 3.58)



Bathroom



Garden



Information

Age - 1990 - 2000s

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band A

EPC Rating - c - 71 - Potential C 77

Nearest Primary Schools - St Marys Primary School
- 0.28m

Nearest Secondary School - Kingsley School - 0.69 miles / Bideford College 1m
Nearest Bus Stop - Heywood Road 0.2m
Seller's position - No onward chain

Rental Income

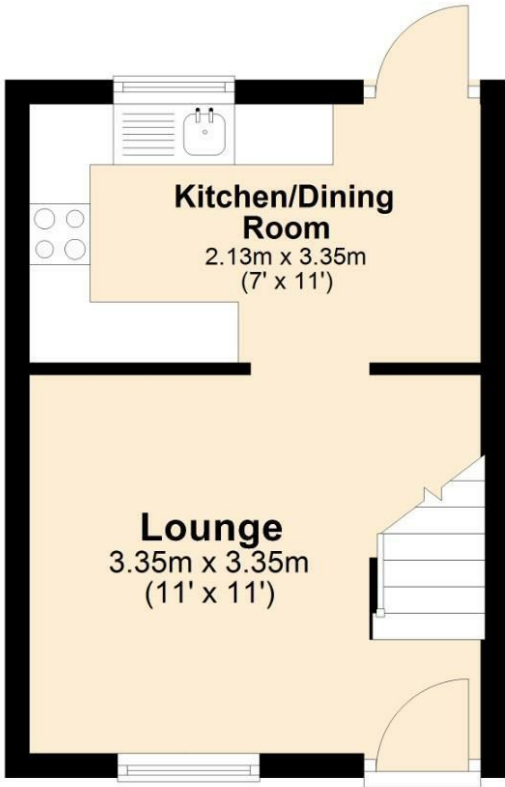
Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £700pcm - £725pcm, subject to any required works and compliance with legal obligations (accurate as of October 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Note

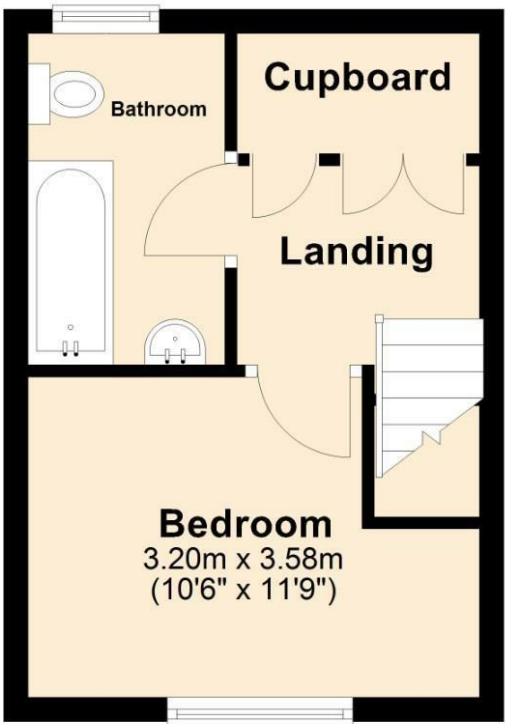
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Floor Plan

Ground Floor

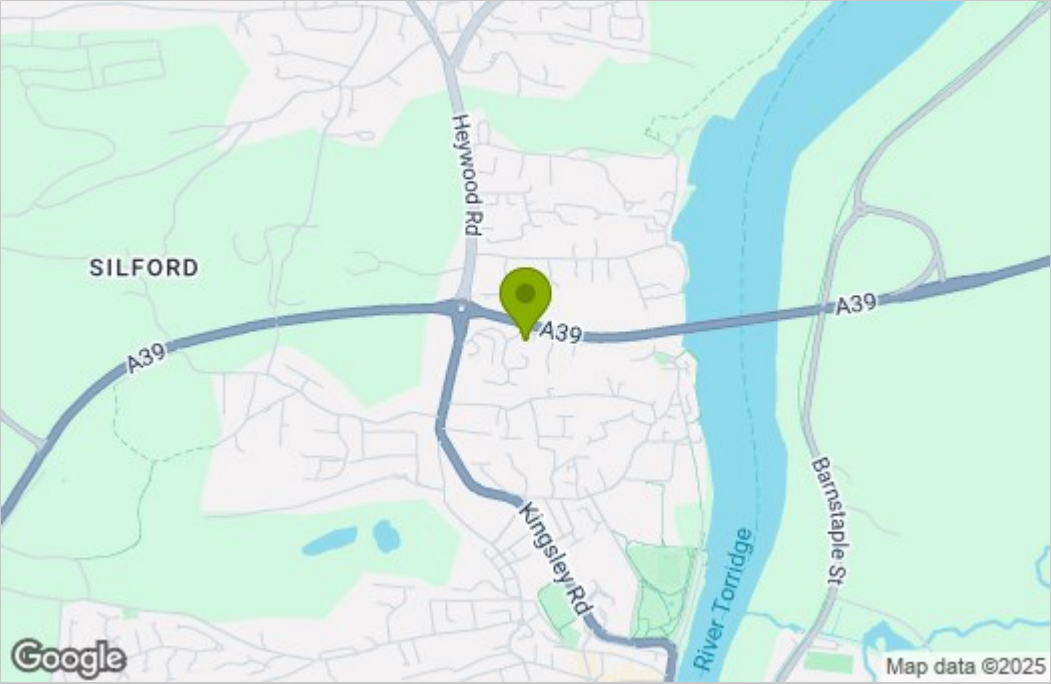


First Floor

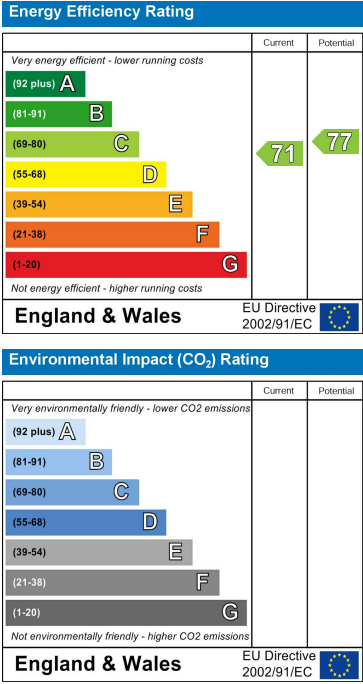


18 Hanson Park, Northam

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.