



2 Rectory Park, Bideford

Offers in Excess of £350,000

 3 Bedrooms

 1 Bathroom

 EPC TBC

- First Time On Market Since 1950s
- Well-Fitted Kitchen/Breakfast Room
- West-Facing Garden
- No Onward Chain
- Impressive Detached Residence
- 2x Reception Rooms
- Off-Road Parking & Garage
- Spacious Family Home
- Shower Room & Separate W.C
- Central Town Location

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2 Rectory Park,

Bideford EX39 3AJ

First time on the market since original construction c.1956! We are delighted to offer this spacious 3 bedroom detached family residence within this convenient location close to town. Boasting well-planned accommodation, off-road parking and a large garage, the real feature of the home is the delightful West-facing rear garden which takes full advantage of the afternoon and evening sun. Boasting tremendous potential to extend and convert the existing accommodation, subject to P.P, and offered with no onward chain, the property is ideal for the growing family or those seeking a well-established home within this central location.

The property occupies a convenient position within Bideford offering good access to amenities and nearby schools along with easy access to North Devon's spectacular and rugged coastline. The town offers a traditional pannier market and an array of pubs, shops, banks, post office, restaurants and a regular farmers market. The quaint fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages and the surfing hotspot of Westward Ho! with its 2 miles of golden sand are just a short drive away along with Instow and all are connected by a regular bus service. Barnstaple, the regional centre of North Devon, is approximately 10 miles distant and from here there is a convenient route to the M5 motorway via the North Devon Link Road and a rail link to Exeter in the South.



GROUND FLOOR

ENTRANCE PORCH

This inviting space welcomes you into the home.

ENTRANCE HALL

Providing stairs to the first floor and access to each of the ground floor rooms.

KITCHEN 15' 1" x 10' 6" (4.61m x 3.22m)

Enjoying a delightful outlook over the garden and well-fitted with a range of work surfaces comprising a stainless-steel sink and drainer unit with drawers and cupboards below with matching wall units over, space for cooker, space for fridge/freezer, space and plumbing for a washing machine, wall-mounted gas boiler, additional storage cupboard and door to outside.

DINING ROOM 15' 1" x 9' 10" (4.61m x 3.02m)

This adaptable second reception room offers tremendous flexibility.

SITTING ROOM 15' 11" x 11' 3" (4.86m x 3.45m)

This spacious reception room, found at the front of the home, enjoys a dual aspect with large bay window and gas fire (currently decommissioned) with surround, mantle and hearth.

FIRST FLOOR

Spacious landing with useful linen cupboard and additional storage cupboard.

BEDROOM ONE 13' 1" x 11' 3" (4.00m x 3.43m)

A spacious double bedroom, found at the front of the home, with a large bay window.

BEDROOM TWO 15' 8" x 9' 11" (4.80m x 3.03m)

A good-sized double bedroom with useful built-in wardrobes.

BEDROOM THREE 7' 10" x 6' 9" (2.41m x 2.08m)

A single bedroom overlooking the rear garden.

SHOWER ROOM 6' 10" x 6' 5" (2.1m x 1.96m)

Fitted with a suite comprising a shower and wash hand basin.

CLOAKROOM 4' 3" x 2' 8" (1.3m x 0.82m)

Comprising a W.C.

OUTSIDE

The property is approached from Rectory Park via a private driveway leading to the garage with low maintenance garden to the front and side. The rear garden is a real feature, enjoying a sunny West-facing aspect, taking full advantage of the afternoon and evening sun, laid to lawn with flower beds and borders and patio. There are two useful garden stores and gardener's loo, which could be converted to a utility, subject to the necessary consents.

GARAGE 15' 2" x 12' 1" (4.63m x 3.70m)

A large garage/workshop with electric up and over door, light and power connected and personal door to the rear.

VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





GROUND FLOOR
APPROX. FLOOR
AREA 865 SQ.FT.
(80.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)

2, RECTORY PARK, BIDEFORD, DEVON, EX39 3AJ
TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or performance.

Energy performance certificate (EPC)

SERVICES – All mains connected.

TENURE – Freehold.

COUNCIL TAX BAND – D

LOCAL AUTHORITY – Torridge District Council

DIRECTIONS

From Bideford Quay, head up the high street to the junction. At the junction turn left, passing the pedestrian crossing and take the immediate right into Abbotsham Road. Take the first right into Rectory Park where the property will be found on the left hand side adjoining Abbotsham Road.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morisandbott.co.uk, as and when they are made available by the property owner.

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