



9 Little Field, Bideford EX39 3RP  
Guide Price £249,950

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estate agents



## 9 Little Field, Bideford EX39 3RP

A very well presented, deceptively spacious three bedroom detached home, in a quiet cul-de-sac location, offering gas centrally heated and double glazed accommodation. Ample driveway parking and garage. Attractive countryside views.

- Detached home
- Well presented throughout
- Fitted Kitchen & Utility Room
- Lounge/Diner
- uPVC Double glazing
- Gas fired central heating
- Ample driveway parking
- Single Garage
- Attractively Landscaped Gardens
- Countryside views

Occupying a quiet cul-de-sac position on this highly sought after development, within short driving distance of Bideford Town Centre, 9 Little Field is sure to be of interest to discerning buyers.

Bideford town boasts a historic working Quay and Port and benefits from having Doctors and Dental surgeries, a good range of local Schools, Hospital and an excellent range of shopping facilities and amenities. The coastal resort of Westward Ho! famed for its sandy beach, surfing and adjoining golf course, is within 3 miles and it is just 2 miles to the yachting village of Instow. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 9 miles distant, and beyond to the national motorway network. Barnstaple, the area's administrative centre, offers all the area's main shopping, business, commercial, leisure pursuits.

The accommodation comprises (for measurements, which are approximate, see floor plan):

**Entrance Porch:** Front door opening into:

**Hall:** Part glazed door off, staircase to 1st floor with useful downstairs storage cupboard. Door to:

**Cloakroom:** Comprising low level WC and corner wash hand basin with tiled splash backing.





**Sitting Room:** Window overlooking the front garden, coal effect gas fire inset into an attractive ivory Adam style fireplace. Opening to:

**Dining Room:** French doors, enjoying views of the rear garden.

**Kitchen:** Well equipped with a range of modern fitted units comprising 1½ bowl sink unit, with storage cupboards and drawers below, worktop surfaces over and matching wall storage cabinets. Integrated 4-ring gas hob, electric oven and extractor fan. Tiled splash backing, wall mounted gas fired central heating and domestic hot water boiler, vinyl floor covering. Window overlooking the rear garden and part glazed door leading to the rear garden. Opening to:

**Utility Room:** Storage cupboard with worktop over and appliance spaces below. Tiled splash backing. Plumbing for automatic washing machine and dishwasher.

**First Floor Landing:** Double glazed window. Airing cupboard. Access to loft space.

**Bedroom 1:** Window to front enjoying countryside views. Built-in wardrobe.

**Bedroom 2:** Window overlooking the rear garden, built-in double wardrobe.

**Bedroom 3:** Double glazed window.

**Shower Room:** Well-appointed with a white 3-piece suite comprising a quadrant shower cubicle, fitted cupboards with built in wash hand basin and back to wall WC. Extensive wall tiling, shaver point.

**Outside:** To the front of the property is an attractive open plan gravelled garden with feature shrubs. The part brick paved driveway with a turning area, provides good off-road parking and leads to the: **Attached Garage** with metal up and over door. Power and light connected. Personal door onto the rear garden. The tiered back garden is of a good size and immediately to the rear of the house is a large, level, paved patio. Part gravelled raised beds incorporate well-stocked flower and shrub borders. There is also a greenhouse and timber garden shed.

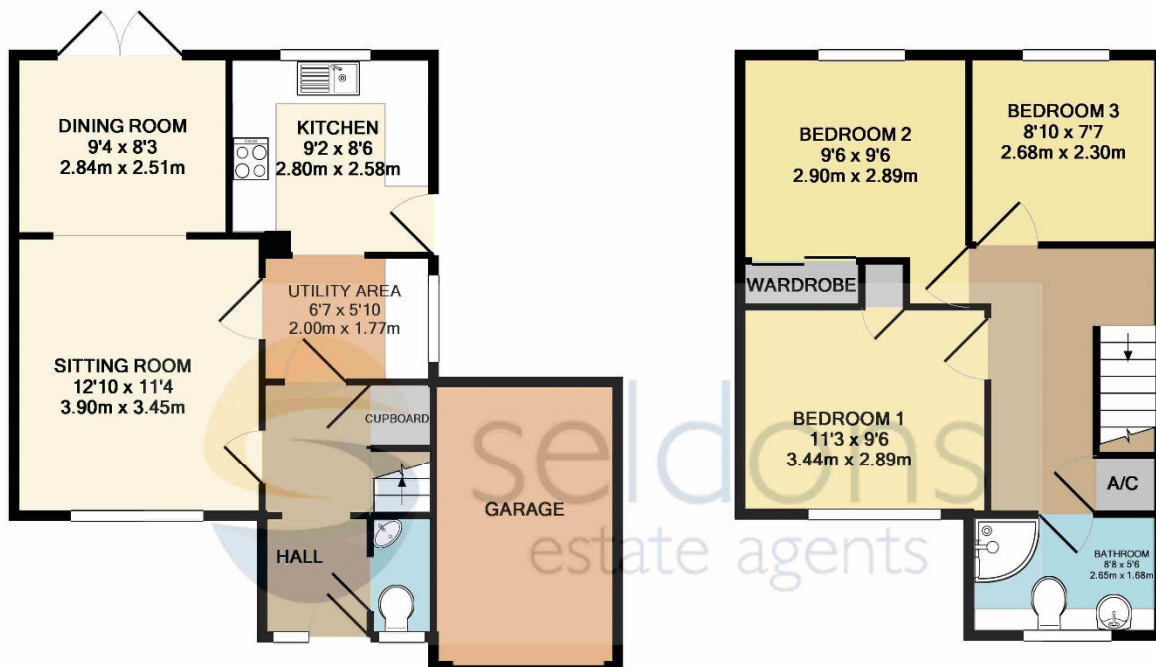
**General:**

**Council Tax:** Band C      **Tenure:** Freehold

**Services:** All Mains connected

**Directions:** From Bideford Quay proceed up the main High Street taking the left hand turning at the very top. Take the 1st right hand turning onto Abbotsham Road. Continue for about 1 mile turning right into Lane Field Road. Take the 1st left hand turning onto Water Park Road and take the 2nd right hand turning into Little Field where the property will be found on the right hand side, with a number plate clearly displayed.





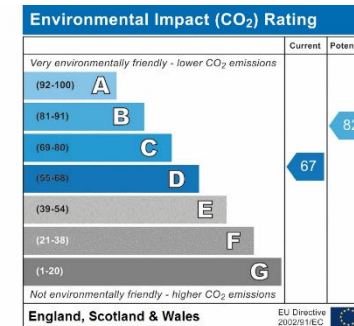
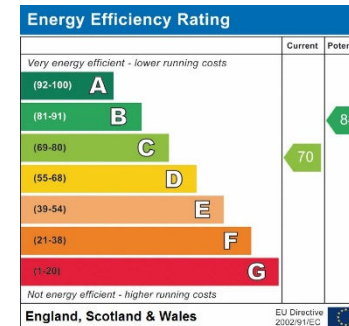
GROUND FLOOR  
APPROX. FLOOR  
AREA 553 SQ.FT.  
(51.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 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 as to their operability or efficiency can be given

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01237 477997

15 The Quay  
Bideford  
Devon  
EX39 2EZ  
enquiries@seldonestateagents.co.uk  
www.seldons.co.uk



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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