



## Three A St Helen's, Padshall Park, Bideford, EX39 3NE

Asking Price £165,000

- Recently Granted Residential Planning Permission
- Well Presented Throughout
- Convenient Location
- Off-Road Parking
- NO CHAIN!
- Delightful Private Garden
- Character Features
- Ideal First Time Buy



## Three A St Helen's, Bideford EX39 3NE

Morris and Bott are delighted to offer this well-presented detached two-bedroom conversion, situated just a short drive from the stunning North Devon coastline. Offering a charming open plan living space, followed by two good-sized bedrooms, a modern shower suite, a delightful low-maintenance front garden and off-road parking for one vehicle. The property has recently benefited from planning permission approval to allow occupation as a full-time residence.



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Council Tax Band: B



## Location

Situated less than 1 mile from the centre of the charming market town of Bideford, with its popular traditional pannier market and an array of pubs, shops, banks, post office, restaurants and a regular farmers market. Bideford's picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary. Also being within walking distance to the Tarka Trail where you can explore the rugged North Devon Coastline. The quaint fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages is within just a 10 minute drive. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 3 mile drive and is a favourite with surfers, families and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

## Ground Floor

### Open Plan Living

17'9" x 15'2"

This light and airy space features a well fitted kitchen, comprising a range of matching hand and eye level units with built in appliances including electric oven and hob, dishwasher, fridge/freezer and washing machine. The room also offers ample living space with a large window flooding the room with natural light and overlooking the front garden.

### First Floor

#### Bedroom One

9'8" x 8'3"

A double room with a velux window and built in storage.

#### Bedroom Two

9'1" x 7'8"

A further good sized room with velux window.

#### Bathroom

4'10" x 4'7"

Comprising a modern three piece suite, comprising a corner shower, low level WC and hand wash basin.

## Outside

Outside the property features a delightful, low maintenance courtyard perfect to enjoy with friends and family.

## Services

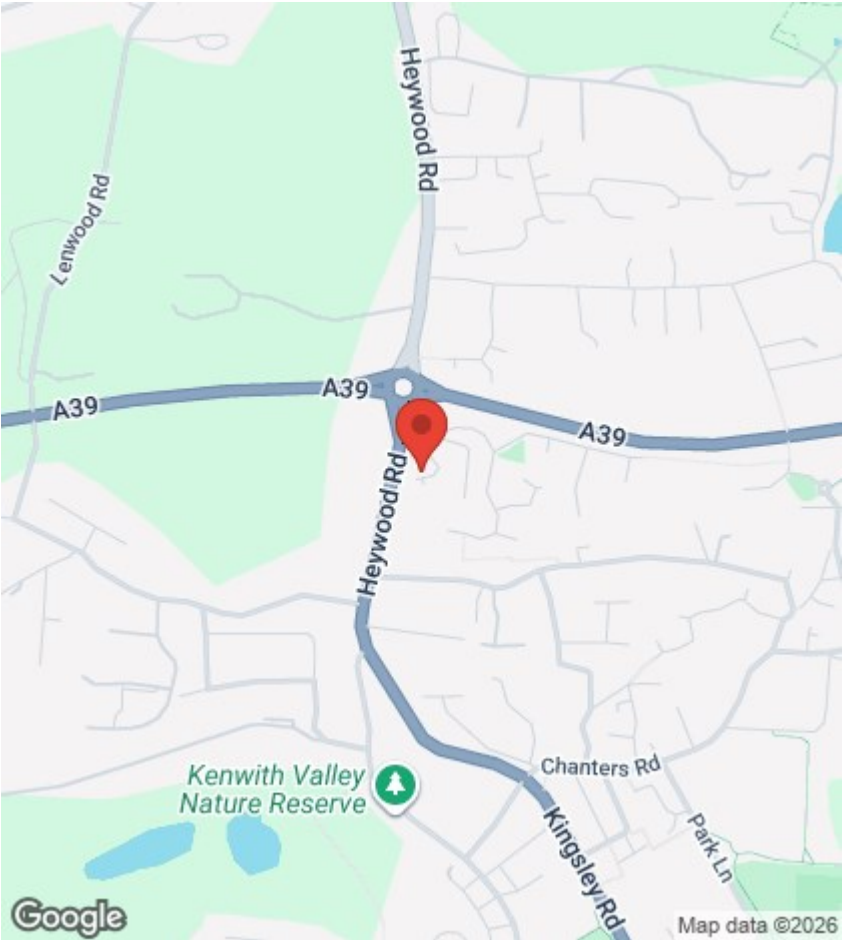
Mains Electric, Water and Drainage. Electric panel heating.

Broadband: Standard broadband is available—Ofcom indicates that the highest available download speed is 1000 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

## Agents note

This property has been approved as a full residential dwelling and no longer has to be occupied for holiday letting.



Directions

From our office on Bideford Quay, head North towards Northam and continue onto Kingsley Road passing Morrisons Supermarket on your right hand side. Proceed straight ahead at the traffic lights and continue up the hill towards Heywood roundabout. Just before the roundabout, turn right into Hanson Park and take the first right into Padshall Park, the property will then be found on the left hand side.

Viewings

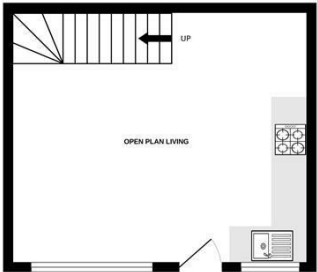
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

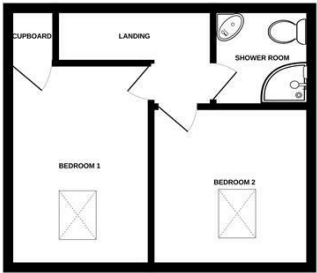
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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