



## 4 Sentry Corner, Bideford, EX39 4BW

Price Guide £225,000

- Spacious Family Home
- Generous Rear Garden
- Three Bedrooms
- Popular Residential Location
- Close To Town & Amenities
- Open Plan Lounge/Diner
- Close To Primary School
- Must See!



## 4 Sentry Corner, Bideford EX39 4BW

Set in the popular area of Sentry Corner, Bideford, this well-presented three-bedroom family home combines space, comfort, and everyday convenience. Designed with family living in mind, it offers well-proportioned rooms and a practical layout that works perfectly for everyday life. The generous reception room provides an inviting space for entertaining, while the thoughtfully planned accommodation ensures every part of the home is used to its full potential. Outside, the standout feature is the sizeable rear garden – a versatile outdoor area, an ideal space to simply unwind and enjoy the sunshine. With local amenities, schools, and Bideford town centre all close by, daily life is made easy. Whether it's the school run, shopping trips, or enjoying everything the town has to offer, you'll find everything within easy reach. This home is a fantastic opportunity for families seeking a friendly community, generous living space, and a property with plenty of potential. Early viewing is highly recommended.



3



1



1



D

Council Tax Band: A





## Location

Bideford, known as the historic "Little White Town" on the River Torridge, offers an enviable blend of heritage, community and coastal charm. Once one of Britain's busiest ports, today it boasts a lively quay, independent shops, a bustling pannier market and riverside walks, all framed by the iconic Long Bridge. With golden beaches at Westward Ho! just minutes away, the scenic Tarka Trail on the doorstep, and excellent links via the Atlantic Highway, Bideford provides the perfect balance of lifestyle and convenience – a welcoming town that combines historic character with easy access to North Devon's spectacular coast and countryside.

## Ground Floor

### Entrance Porch

14'3" x 4'8"

### Kitchen

12'8" x 11'5"

### Lounge/Diner

23'1" x 12'4"

## First Floor

### Bedroom One

11'8" max x 11'0"

### Bedroom Two

12'0" x 11'9"

### Bedroom Three

12'0" x 11'6"

### Bathroom

### Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available—Ofcom indicates that the highest available download speed is 1800 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.



# Directions

From our office on Bideford Quay, proceed South towards Torrington. At the mini-roundabout turn left onto The Old Bridge. At the next mini-roundabout, proceed straight ahead and continue under the old railway bridge and up the hill. From here, take a right onto Sentry corner half way up the hill. The property will then be found on your right hand side.



# Viewings

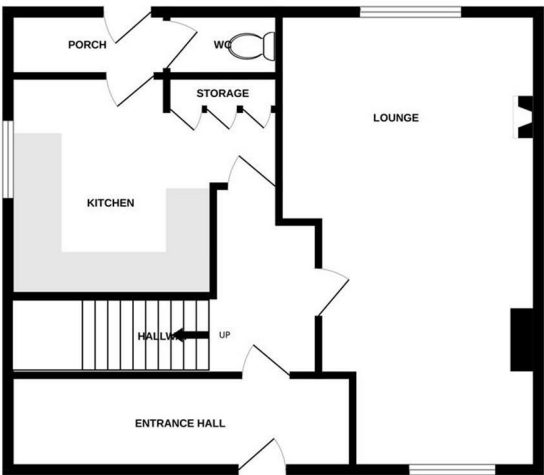
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

# EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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 floorplan 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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