



BRITISH
PROPERTY
AWARDS

2018

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GOLD WINNER

ESTATE AGENT
IN BIDEFORD

44 Soloman Drive
Bideford, Devon EX39 5XS

Price Guide: £215,000

HARDING & CO
ESTATE AGENTS & VALUERS

A spacious and well designed 3 bedroom modern semi-detached house towards the end of a quiet cul- de- sac, and only a short stroll from the popular West Croft school. This property features a lovely conservatory at the rear with underfloor heating and a good sized garden with rural views from the 1st floor rear bedrooms. Hall, cloakroom, living room, kitchen/diner, conservatory, 3 bedrooms, shower room, gas central heating, uPVC double glazing, garage and gardens. An ideal full time home or buy to let property commanding around £725.00 PCM.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



Half Glazed Entrance Door to:

Entrance Hall

Radiator. Stairs rising to First Floor.

Cloakroom

White suite of wash hand basin. Low flush w.c. Radiator. Window to the front.

Living Room

4.52m x 3.64m (14'8 x 11'9)

Window to the front. Radiator. TV point. Gas point. Coved ceiling. Central heating thermostat control.

Kitchen/Diner

4.71m x 2.46m (15'4 x 8')

Fitted with an excellent range of cream fronted units with metal handles with granite effect worksurfaces over. White enamel 1 ½ bowl sink with mixer tap. Base and wall storage cupboards. Recess for cooker with extractor canopy above. Integrated dishwasher, fridge and freezer. Radiator. Plenty of space for table and chairs. TV point. Under stairs storage cupboard. Sliding patio doors open to:

Conservatory

3.79m x 2.20m (12'4 x 7'2)

uPVC construction under a glazed pitched roof. Sliding double glazed doors to patio. Under floor electric heating.

First Floor Landing

Hatch to loft space. Airing cupboard housing pre-lagged hot water tank, fitted immersion heater and drying area.

Shower Room

White suite of double width shower cubicle with cascade shower and hand shower attachment. Low flush w.c. Pedestal wash hand basin. Radiator. Shaver socket. Part tiled walls. Window to the front.

Bedroom 1

3.40m x 2.62m (11'1 x 8'6)

Window to the rear with extensive rural views in the distance. Built in double wardrobe cupboard. Radiator. TV point.

Bedroom 2

3.15m x 2.56m (10'3 x 8'4)

Window to the front. Radiator. TV aerial point. Built in single wardrobe cupboard.

Bedroom 3

2.47m x 2.18m (8'1 x 7'1)

Window to the rear enjoying far reaching countryside views in the distance. Radiator.

Outside

To the front of the property is a neat area of front garden laid to shingle with features decorative stones and tarmac driveway leading to the garage.

Single Garage

5.14m x 2.53m (16'8 x 8'3)

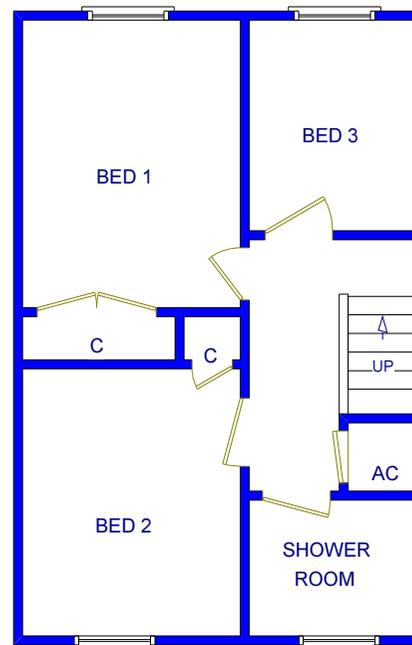
Electric up and over door. Roof storage space. Light and power. Plumbing for washing machine and further appliances. Half glazed door to garden.

Rear garden comprises of a side gate, pathway leading to the patio which leads directly off the conservatory leading down to an area of neat lawn with decked pergola in one corner, garden shed and raised pond. The garden as a whole is enclosed by high fencing giving it a fair degree of privacy. Outside water tap.

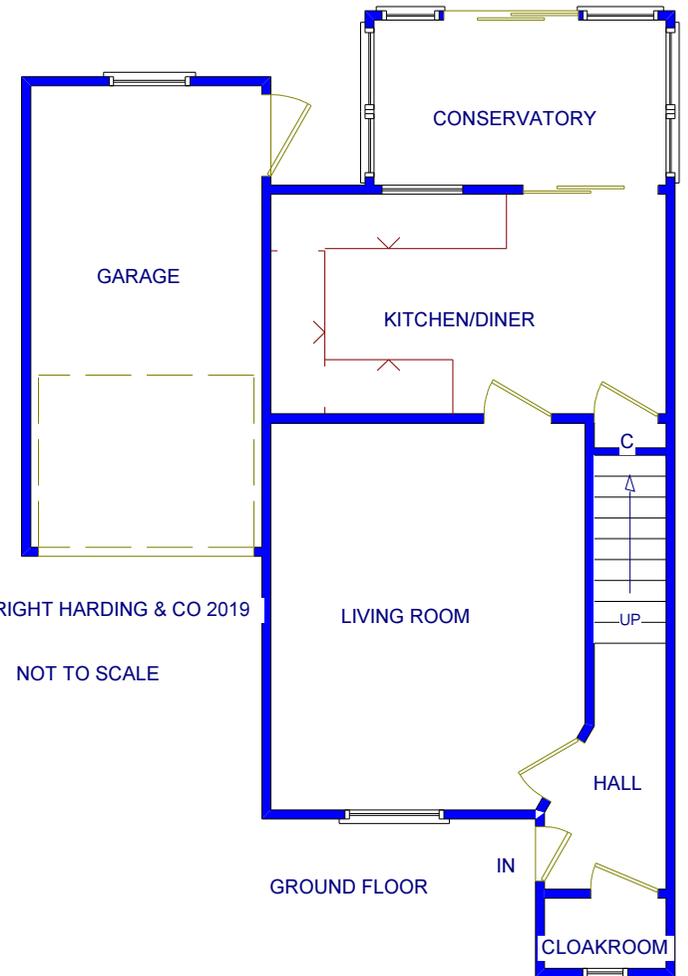
Services: All mains services are connected. Gas central heating. uPVC double glazing.

Energy Performance Certificate: C
Council Tax Banding: C

Directions Proceed out of Bideford on the Torrington Rd (New Rd) and turn right into Ford Rise. Take the 1st turning on the left into Soloman Drive and 44 can be found towards the end of the road on the right.



1ST FLOOR



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