



28, Needs Drive



STAGS

28, Needs Drive

, Bideford, Devon EX39 3TB

Bideford Quay walking distance, Instow/Beach 3 miles,
Barnstaple 10 miles.

A well-presented four-bedroom family home with a private garden and garage.

- 4 Bedrooms (Master Ensuite) • Office / Bedroom 5
- Open Plan Kitchen / Diner • Utility Room
- Spacious Living Room • Pretty Gardens
- Useful Summerhouse • Garage & Parking
- Freehold • Council Tax Band 'E'

Guide Price £399,950

Situation

28 Needs Drive is situated in a popular area of Bideford, benefiting from its close proximity to local amenities and some of the town's most distinctive and attractive architecture. Located on the banks of the River Torridge, the town offers a comprehensive range of facilities and amenities within walking distance including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private) and the popular panier market. There are 5 supermarkets and a retail complex with a range of popular brands. The River Torridge flows through the heart of the town, beside which is 'The Quay', with various vessels docking daily, including the 'MS Oldenburg' passenger ferry to Lundy Island. The 'Tarka Trail' affords superb long walks and cycle rides.

Local coastal villages include: Instow (3 miles), with a glorious, sandy beach. Appledore (3 miles), a picturesque fishing village. Westward Ho! (2 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park. The A39 bypasses the town A39 and provides brisk passage in/out of the area and to the regional centre of Barnstaple (10 miles).

Description

28 Needs Drive is a well-presented family home, offering spacious and versatile accommodation. The property benefits from a generous entrance hall, a good-sized living room and a kitchen/diner with direct access to the rear garden, together with a utility room and a useful office/bedroom 5. Upstairs, there are 4 bedrooms, including a master bedroom with en-suite shower room, and a family bathroom. Outside, the property enjoys a private rear garden, with patio and lawned areas, a bar/summerhouse, together with a private driveway and single garage.



Accommodation

The front door opens into a spacious, double-height ENTRANCE HALL, with stairs rising to the first floor. Double glazed doors open into the KITCHEN/DINER, which provides ample space for a dining table and is fitted with a range of kitchen units and integrated appliances, including a dishwasher and fridge/freezer. Patio doors lead directly out to the rear garden. A door leads into the UTILITY ROOM, fitted with a range of cupboards, worktops and a stainless steel sink, with a useful understairs storage cupboard. The LIVING ROOM is a spacious reception room, with double doors opening onto the patio and garden. The OFFICE/BEDROOM 5 provides a useful additional room, with a large window to the front aspect. The CLOAKROOM comprises a WC and wash basin.

Upstairs, the galleried LANDING, with glass balustrade, leads to 4 bedrooms and the family bathroom. BEDROOM 1 is a generous double bedroom, with built-in cupboards and an outlook over the rear garden, and an EN-SUITE SHOWER ROOM comprising a shower, wash basin, WC and heated towel rail. BEDROOM 2 is a good-sized double bedroom, also overlooking the garden, whilst BEDROOM 3 is a double bedroom situated to the front of the property, enjoying views to the front. BEDROOM 4 is a comfortable single bedroom. The FAMILY BATHROOM comprises a large shower, separate bath, wash basin, WC and heated towel rail. A useful AIRING CUPBOARD is also located off the landing.

Outside

To the side of the property, a private driveway provides off-road parking and leads to the SINGLE GARAGE. A gate gives access to the rear garden, which offers a combination of paved patio and lawned areas, with steps leading up to the lawn, bordered by planted beds. The garden provides space for outdoor dining, relaxation and family use. A particularly useful feature is the BAR/SUMMERHOUSE, which benefits from power and lighting and has double doors opening out towards the garden, making it an ideal space for entertaining. There is also a separate attached STORAGE AREA, providing additional practical storage.

Services & Additional Information

There is an annual service charge of £224 per annum (paid in two instalments), which contributes towards the maintenance of the communal parts of the development.
Services: We understand that all mains services are currently connected. Gas-fired central heating.
Broadband: 'Standard', 'Superfast' & 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX39 3TB (Not to be relied upon)
What3words: ///safe.report.become
From Bideford Quay, follow The Quay and continue onto High Street. At the top of the hill, turn left, then take the first right onto Abbotsham Road. Continue for approximately 0.7 miles before turning left onto Birchwood Crescent, followed by a left onto Needs Drive. Turn right to remain on Needs Drive, and you will find number 28 on your right-hand side with a Stags board clearly displayed.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	80	84
England & Wales		
EU Directive 2002/91/EC		

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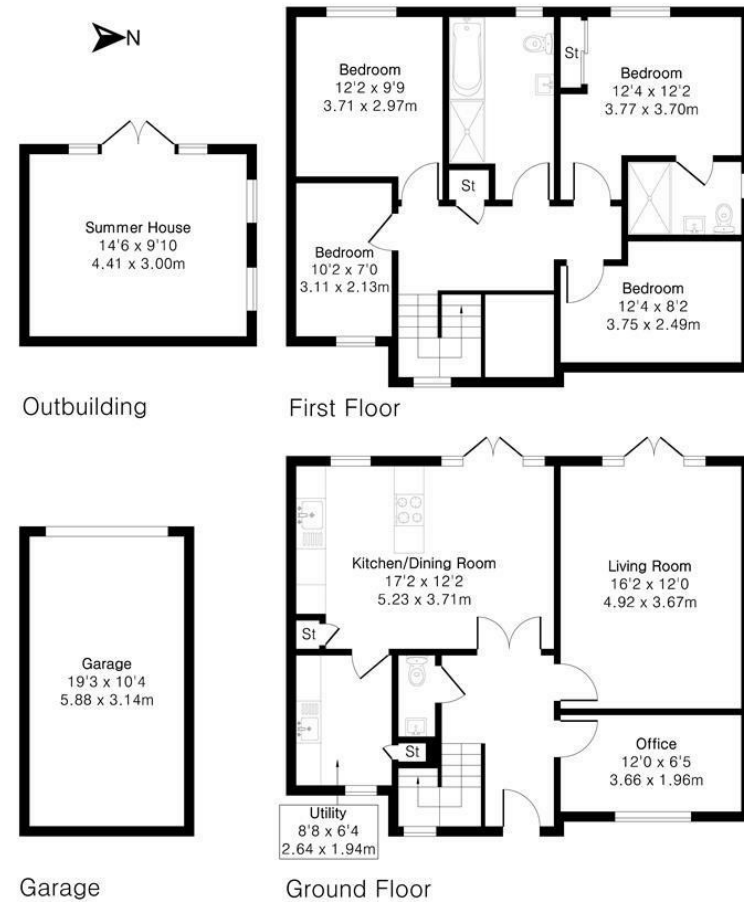
Approximate Gross Internal Area 1380 sq ft - 126 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 680 sq ft – 63 sq m

Garage Area 199 sq ft – 18 sq m

Outbuilding Area 176 sq ft – 16 sq m



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