

for sale



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The Pines
Mount Raleigh Drive, Bideford,
North Devon. EX39 3NF



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 Mount Raleigh Drive,
 (off Mount Raleigh Avenue)
 Bideford,
 North Devon. EX39 3NF

Price Guide
£495,000

A detached split level residence in a very much sought after location not far from the town yet in a very private tucked away location on Raleigh Hill, backing on to open countryside with impressive outlook.

- An individual fully Detached split level home
- Much sought after location
- Views over the town and backing on to open countryside
- Enclosed entrance porch leading to Hall
- Dining area with Balcony off
- Living Room with Box Bay Window and Sun Deck off
- Fitted Kitchen with Breakfast Area
- UPVC Double Glazed Conservatory
- UPVC Double Glazing
- Gas radiator central heating
- South and west facing gardens
- A very light home in a private setting
- Main Bedroom with Wardrobe
- Family Bathroom with Shower
- 2 Further Bedrooms
- Shower Room
- Utility Room (former 4th Bedroom)
- Detached Double Garage
- Detached Studio/Home Office
- Useful workshop/shed
- Head of Cul de sac location
- Very well tended gardens



Situation:

Mount Raleigh is a much sought after elevated residential area commanding a prominent position on the edge of the town, very conveniently located not far from Bideford town centre, yet quietly tucked away from the noise of the town. Mount Raleigh Drive is a small cul de sac of established individual properties. The Pines, is located at the head of the cul de sac and enjoys a very high degree of privacy whilst also enjoying a very pleasant rural outlook and extensive views over the town to the countryside in the distance all the way to Dartmoor on a clear day.

Location:

Bideford is North Devon's second largest town, located on the banks of the River Torridge. The town offers a good selection of shops, amenities and out of town shopping. The water front along the quay and Victoria are popular with locals and visitors alike.

The nearby villages of Appledore and Westward Ho! offer many attractions including: the Northam Burrows nature Reserve, Royal North Devon Golf Club, the blue flag sandy beach and selection of other coastal attractions. The A39 Atlantic Highway connects with the A361 North Devon Link Road which in turn connects with the motorway network at Tiverton.

Barnstaple the regional centre is approximately 9 miles away offering a wider selection of leisure and shopping facilities including the Tarka line rail link to the main line at Exeter.

Property:

The Pines, offers a great opportunity to own a property in a much sought after location on the top of Raleigh Hill enjoying commanding views whilst enjoying a good degree of privacy and backing on to open fields.



The property enjoys very light and airy accommodation having a south westerly aspect. The gardens extend to 3 sides of the property with parking and double garage to the front.

The accommodation comprises; Front porch, entrance hall, conservatory, re fitted kitchen/breakfast room, living Room, Dining Area, 3 bedrooms, bathroom and shower room, utility room (former 4th bedroom), all being gas central heated and upvc double glazed.

Outside are delightful well tended gardens which enjoy a very sunny aspect and back on to an open field with coastal view. The agents note; scope for further parking beside the garage.

The property could easily be re configured and has undoubted potential for extension subject to planning.

Accommodation briefly comprises (with all measurements being approximate):

Enclosed Entrance Porch with UPVC double glazed entrance Door, Glazed inner Front door with side screen to

Entrance Hall: with radiator, feature brick column, to staircase leading to first floor,

Ground Floor

Bedroom 1: 11' 1 x 10' 8 (3.37m x 3.25m) plus recess, outlook over the garden, coving and radiator,

Shower Room: fully tiled with white suite comprising wash basin, low level W.C, inset shower with screen door and Mira shower, shaver light, mirror, radiator, window (easily en suited to bedroom 1 if required)

Utility Room (former bedroom 4): 14' 0 x 9' 7 (4.44m x 2.92m) with selection of units comprising base and 2 tall cupboards, stainless steel sink and drainer, plumbing for washing machine, tiled floor, coving, radiator and door off to

UPVC Double Glazed Conservatory: 11' 10 x 10' 10 (3.60m x 3.30m), with roller blinds and doors off to garden

First Floor

Dining Area: 15' 9 x 9' 6 (4.80m x 2.90m) (12' 3 max width to include stairs) with sliding door to east facing balcony (ideal for alfresco breakfast).

Living Room: 21' 7 x 11' 7 (6.58m x 3.53m) plus bay window, 2 x radiators, fireplace with wood burner style gas fire, feature stone and tiled hearth,

south westerly aspect with views over the town and neighbouring field, wall lights and glazed door leading to sun deck with steps down to the garden

Kitchen Breakfast Room: 13' 3 x 11' 7 (4.04m x 3.53m) fitted with range of modern units comprising base cupboards and drawers, matching eye level cupboards with work top lighting, corner shelves, oven unit housing inset eye level double oven, work tops with inset gas hob having extractor hood over, stainless steel sink and drainer unit with mixer taps, built in dishwasher, built in wine rack and tray recess, space for fridge freezer, gas fired boiler, tiled flooring, radiator, view over the town and Kenwith Valley

Inner Lobby: currently serving 2 bedrooms and bathroom (alternatively could be a main bedroom with en suite and dressing room)

Bedroom 2: 11' 6 x 9' 7 (3.50m x 2.92m) with dual aspect, built in mirror fronted wardrobe, airing cupboard, loft hatch with ladder, radiator and coved ceiling

Bathroom: fully tiled with suite comprising panelled bath with mixer shower taps, pedestal wash basin, low level W.C, radiator, coved ceiling, window and extractor

Bedroom 3: 17' 7 x 7' 6 (3.36m x 2.29m) with outlook over garden and field beyond, mirror fronted built in double wardrobes coving and radiator,

OUTSIDE:

Driveway parking leading to **Detached Double Garage:** 15' 6 x 15' 5 (4.72m x 5.70m) with up and over door, side door to garden, power and light.

Detached Studio/Home Office: 10' 8 x 9' 1 (3.25m x 2.77m) a 'Shields' building being well insulated and double glazing with power light and radiator

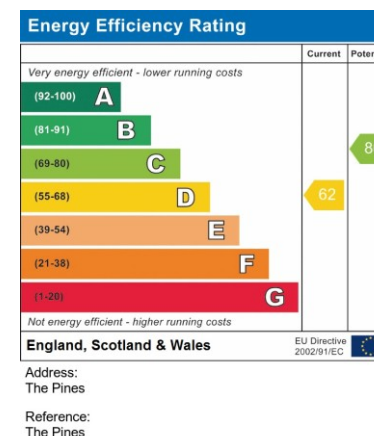
Timber potting shed/workshop, Timber garden shed and Greenhouse

Gardens: The property is approached off a private road with driveway providing parking and access to garage. An area of front garden just before the garage could potentially be used for additional parking if required, currently a well tended garden area. Further shrub bed to the other side of the driveway. Side gate leads to gardens extending to 3 sides served by footpath. Areas of paving, lawn and well stocked shrub beds, raised beds and vegetable garden. Shaded outdoor seating area below the deck. Outside lights and cold water tap. The gardens as a whole are very well tended and enjoy a very sunny south westerly aspect whilst also backing onto open countryside.

SERVICES: All main services connected.

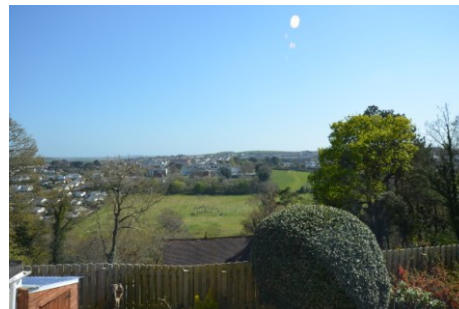
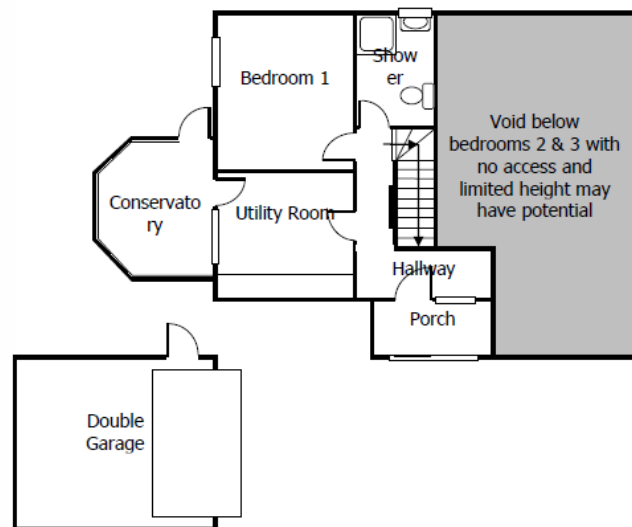
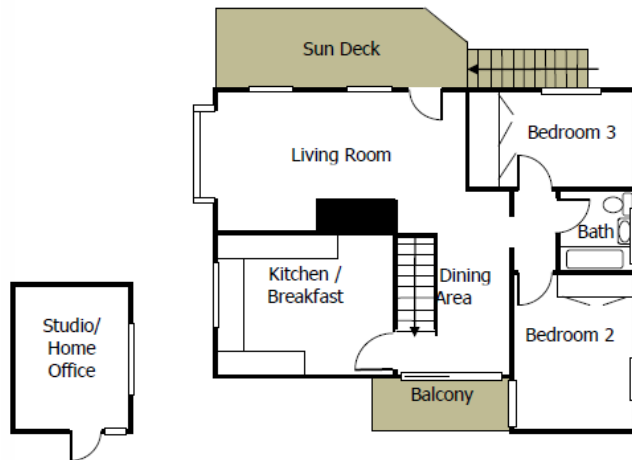
COUNCIL TAX: Band 'E'

ENERGY RATING: Band 'D'



Agents Note:

This floor Plan is for guidance only, It cannot be guaranteed as accurate and or to scale.



To arrange a viewing please contact



Mark Devitt Property Marketing Consultants

t: 01237 420899 m: 07977 045331

e: mark @ markdevitt.co.uk

www.markdevitt.co.uk

The Pines.

Agents Note:

This is purely intended for guidance to identify the plot and must not be taken as the certified plot identified in the vendors title.



Directions

Follow the A39 towards Bideford. At the western end of 'The Torridge Bridge' turn left at the roundabout towards the town as you go down the hill take the first right just before Rydons Garage in to Raleigh Hill, proceed up the hill, then take the 2nd turning on the left in to Mount Raleigh Avenue, follow the road until its junction with Mount Raleigh Drive, then follow the private road to the end. The Pines will be facing you. Please Note: Mount Raleigh Drive is a private cul de sac for residents only, there is no turning point, so please do not visit the property without an appointment to view.



