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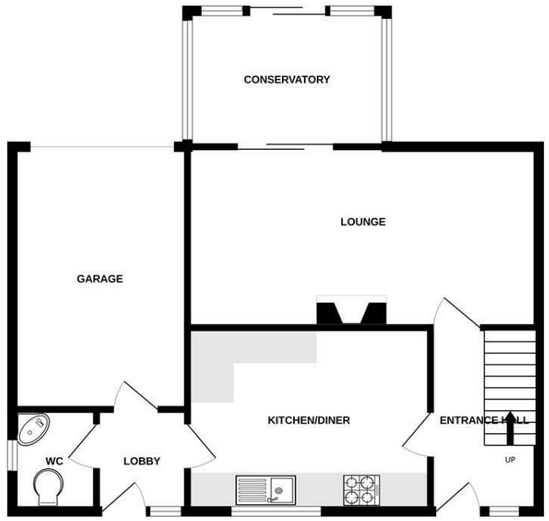
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GROUND FLOOR



1ST FLOOR



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Directions

From Bideford, depart in a westerly direction along the A39, continuing through the villages of Ford and Fairy Cross, Horns Cross, and Bucks Cross. You will then reach a roundabout at Clovelly Cross, where you should turn right. Proceed for approximately half a mile, where the property will be found on the left-hand side, identified by a For Sale board.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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Spectacular Coastal Views!!

1 Turnpike Close Higher Clovelly, Bideford, EX39 5RW

Offers In Excess Of

£300,000

- Detached Modern House
- Front and Rear Gardens
- Inspection a Must
- 3 Bedrooms
- Garage and Parking
- Magnificent Rural and Coastal Views
- No Onward Chain





Overview

1 Turnpike Close is a detached house which we understand was constructed in the 1980s by a reputable local builder. It now offers generous two-storey accommodation with PVC double glazing and electric heating, enjoying far-reaching rural and coastal views across Bideford and Barnstaple Bay, as well as towards Lundy Island.

The property offers light and airy rooms which the selling agents believe are ideally suited to provide a comfortable family residence. An early internal inspection is strongly advised to avoid disappointment.

Briefly, this well-presented accommodation comprises a warm and welcoming entrance hall, a 19' living room with a conservatory off, and a well-appointed kitchen with integral Neff appliances and underfloor heating, leading to a lobby from which there is a ground floor WC.

To the first floor are three bedrooms (two with built-in wardrobes) and a bathroom with a three-piece suite. Each bedroom enjoys superb rural and coastal views.

Higher Clovelly is a small elevated rural hamlet set near the world-famous heritage coastal village of Clovelly. Nearby are Hartland and Woolsery, both offering an excellent range of local amenities. The working port and town of Bideford, located on the banks of the River Torridge, provides a wide range of facilities including shops, schooling for all ages, and a good selection of leisure pursuits.

The North Cornish coastal resort of Bude is approximately a 30-minute drive away. A similar distance away is Barnstaple, North Devon's regional centre, set on the banks of the Rivers Taw and Yeo, which hosts the area's main shopping, business, and commercial venues.

Services
Mains electric water and drainage

Council Tax band
C

EPC Rating Band - Band E

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Outside

To the front of the house, a pedestrian gate leads to the front garden. To the rear, double metal entrance gates provide vehicular access over a concrete driveway, leading to the single garage, which features an up-and-over door, power and lighting, and an internal door to the utility room. The garden is mainly laid to lawn with flower borders.

The property is available to the market with no onward chain.



Room list:

Entrance Hall

Living Room
5.87m x 5.36m (19'3" x 17'7")

Conservatory

Kitchen
3.96m x 3.25m (13' x 10'8")

Lobby

WC

Bedroom 1
3.35m x 2.97m (11' x 9'9")

Bedroom 2
3.96m maximum x 2.79m (13' maximum x 9'2")

Bedroom 3
2.74m x 2.44m (9' x 8')

Bathroom