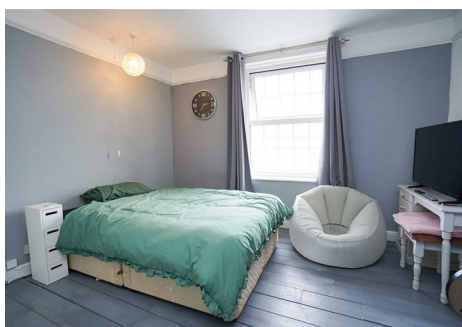




24 Royston Road, Bideford, EX39 3AN

Price Guide £215,000

- Spacious Family Home
- Private Rear Garden
- Open-Plan Kitchen/Diner
- Modern Shower Suite
- Must See!
- Close To Town
- Three Double Bedrooms
- Character Features
- Sound Buy-To-Let Investment

24 Royston Road, Bideford EX39 3AN

This spacious three bedroom family home occupies a tucked away position along Royston Road and is just a short walk from the town centre and its range of amenities. The property offers spacious accommodation throughout with a stunning open-plan kitchen/diner with french doors leading out to the garden. There are three good sized double bedrooms, a modern shower room and a light and airy lounge with a large bay window to the front. The property also showcases a well-maintained west facing rear garden. Number 24 is sure to appeal to those seeking room for a growing family, sound first time buy or buy-to-let investment.



Council Tax Band: B



Ground Floor

Entrance Hall

Welcomes you into the home.

Lounge

12'0" x 11'1"

A light and spacious lounge with large bay window to the front.

Kitchen/Diner

18'5" x 12'9" narr to 9'8"

The kitchen is well equipped with a range of matching units, housing a built-in oven with a five point electric hob, a sink with drainer and room for white goods including a washing machine, dryer and fridge/freezer. There is also ample space for a dining table and chairs with french doors flooding the room with natural light and providing access into the rear garden.

First Floor

Bedroom One

11'11" x 11'1"

A spacious double bedroom with characterful feature fireplace and large window flooding the room with natural light.

Bedroom Two

18'5" x 12'9"

A generously sized double room with feature fireplace and window overlooking the rear garden. There is also a handy built in storage cupboard.

Bedroom Three

9'10" x 7'11"

A further double room with window overlooking the rear garden.

Outside

To the front of the property is a small low maintenance courtyard area. To the rear is a very private and generously sized west facing garden, mostly laid to lawn with a patio area ideal for alfresco dining. There is also a garden shed for handy additional storage.

Services

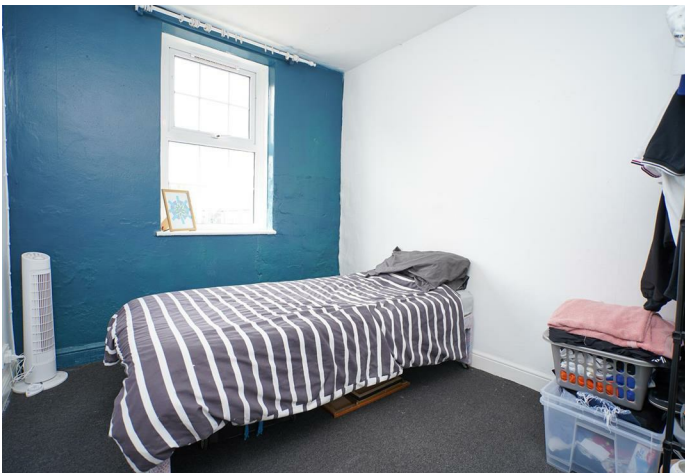
All mains services connected, gas fired central heating.

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.

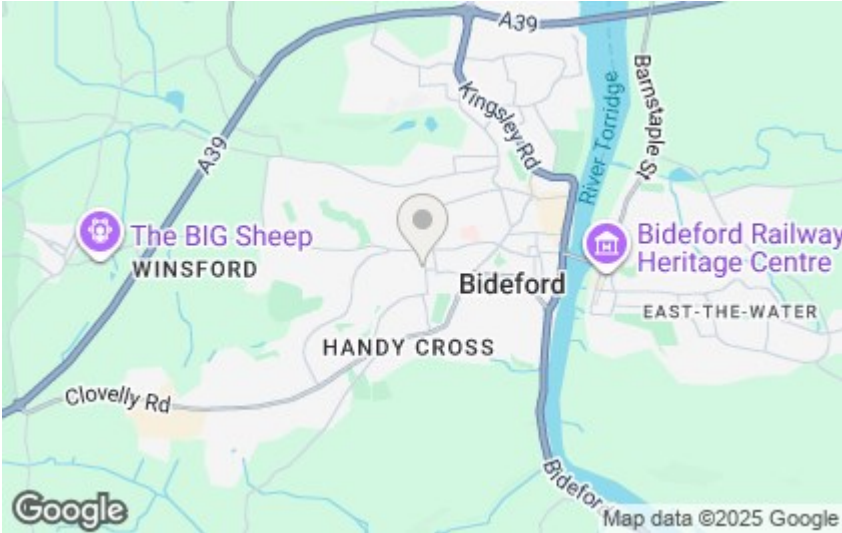
Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



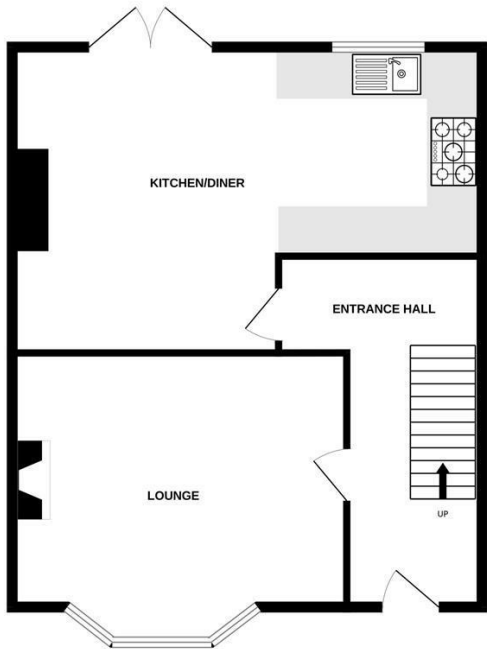
Directions

From our offices on Bideford Quay, proceed up the High Street turning left at the top. Take the next right at the crossroads into Abbotsham Road. Proceed along the road passing the hospital on your right. When you reach the cross roads with traffic lights, turn left into Royston Road. The property will be found approximately halfway up the road on your right hand side.

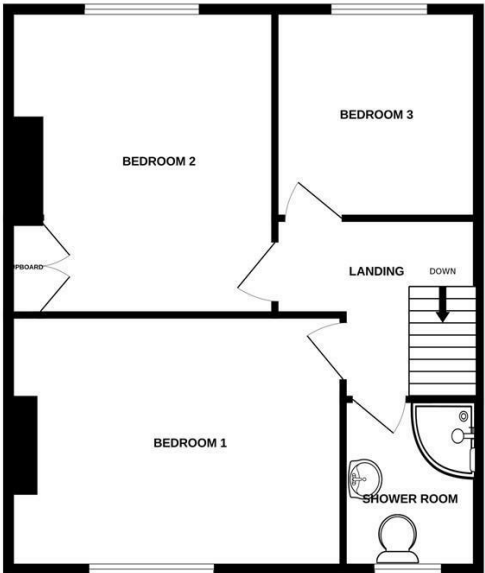


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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