



12 Riverside Close, Bideford, EX39 2RX

Price Guide £325,000

- Stunning Views Over The River Torridge
- Short Walk Into Town
- Walking Distance to Primary School & Amenities
- Superb Residential Location
- Double Garage & Off Road Parking
- Generous Plot
- Large Conservatory Extension
- NO CHAIN!

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Set in an idyllic position overlooking the picturesque River Torridge, with far-reaching views towards Instow, 12 Riverside Close presents a wonderful opportunity to embrace waterside living in North Devon. This well-presented three-bedroom end-of-terrace home enjoys a generous plot, offering both space and privacy, whilst remaining just moments from the riverbank and local amenities. The accommodation has been thoughtfully arranged to maximise natural light and the stunning outlook, with principal rooms benefitting from views across the river. The spacious sitting room provides a welcoming hub for family life or entertaining guests, while the kitchen/dining area offers a practical yet sociable space at the heart of the home. Available with no onward chain!



3



1



2



C

Council Tax Band: C



Description

The porch opens into a welcoming hallway giving access to all main rooms. The dual-aspect living room feels warm and inviting, with an electric flame-effect fire and sliding doors leading to the conservatory. The kitchen offers ample storage, oak-effect worktops, space for appliances, and a Rangemaster oven, with an archway opening into the extended conservatory. Off the kitchen, a utility area provides further workspace and plumbing for laundry. The conservatory is a highlight of the home—bright, spacious, and designed to make the most of its stunning panoramic estuary views. Upstairs are three bedrooms and a family bathroom. Bedrooms 1 and 2 are comfortable doubles with far-reaching estuary views, while Bedroom 2 also benefits from an en-suite shower room. Bedroom 3, a single, works equally well as a study. Outside, the double garage offers fantastic versatility—currently part music room, but easily adapted into a gym, office, or creative space. The rear gardens are beautifully maintained, with lawn, greenhouse, and a raised decked area—perfect for soaking in the outstanding river views.

Ground Floor

Entrance Porch

Hallway

Kitchen

11'6 x 8'9

Conservatory

24'4 x 13'2

Lounge

16 x 14

First Floor

Bedroom One

10'9 x 8'8

Ensuite

Bedroom Two

8'6 x 7

Bedroom Three

10'2 x 8'9

Bathroom

Outside

Double Garage

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.



Directions

From Bideford Quay, head towards Northam, passing the Kingsley Statue on your right. Take the next right-hand turn into Park Avenue and continue as the road leads onto Park Lane. At the junction with Chanters Road, turn right and follow the road as it curves around into Riverside Court. Continue towards the far end of the development, where Number 12 is located at the end of the terrace on the right-hand side.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

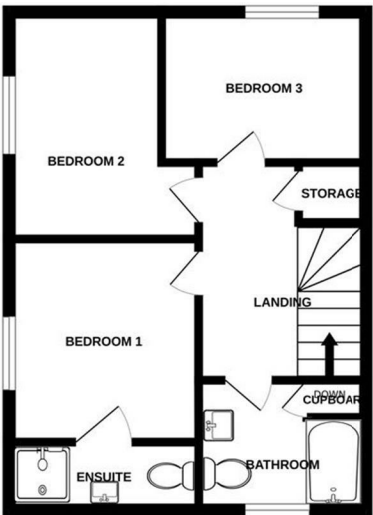
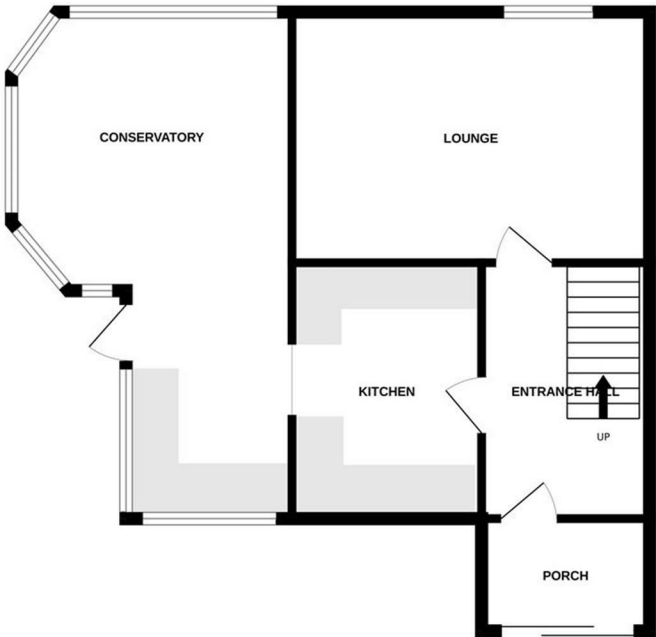
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(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 proposed purchase and possession shown here are not to be relied upon as a guarantee.