

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A modern 2 bedroom mid terraced house arranged over 3 floors with a modern kitchen/diner, spacious living room together with a fully enclosed garden, garage and driveway parking for 1 vehicle.



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185 Churchill Road, Bideford, Devon,  
 EX39 4HH | £210,000

Built in 2014 by Strongvox Homes, situated in this popular residential development within short driving distance of everyday amenities and only a short walk to the town centre of Bideford. This modern 2 bedroom end terraced house provides light and airy accommodation and is well suited for family living or alternatively as an investment property. The property has the distinct advantage of a garage and off road parking.

Bideford is a Market Town and Port located on the banks of the River Torridge which houses a good selection of amenities. Within easy reach is the coastal Village of Westward Ho! famed for its long sandy beach & pebble ridge and also the coastal Village of Instow again with a popular sandy beach and local facilities. Barnstaple, North Devon's regional centre housing the area's main shopping business and commercial venues is approximately 20 minutes driving distance away, where access is available to the A361 (North Devon Link Road) leading through to Junction 27 of the M5 Motorway at Tiverton.

**Directions:** From our office, proceed along the quay with the river on your left. At the mini roundabout, take the 1st exit across the bridge. At the next mini roundabout, take the 2nd exit up Torridge Hill. At the top of the hill at the roundabout, take the 2nd exit. After about 1/4 mile take the right hand turning into Chubb Road. Follow the road to the bottom of the hill and turn right. As you enter the estate, the property will be found half way down on the left hand side with a number plate displayed.

The accommodation comprises: (All measurements are approximate)

**Entrance Hall:**

**WC: 5' 7" x 3' 0" (1.70m x 0.91m)** Low Level WC with wash basin.

**Kitchen: 19' 4" x 14' 6" (max) (5.89m x 4.42m)** A modern fitted kitchen with wood effect flooring. A mtaching range of grey cupboards at both base and eye level with white marble effect work surfaces. 5 Ring gas hob with extractor fan over, eye level double oven, space for an American Fridge/Freezer and sink overlooking the rear garden. At the end of the kitchen is a an area with fitted bench seating, with in built storage, with space for a dining room table.

**Utility Room: 6' 9" x 4' 2" (2.06m x 1.27m)** Plumbing for a washing machine and tumble drier together with a useful work surface.

**Stairs to First Floor:** Stairs rise to first floor landing.

**Bedroom 1: 11' 10" x 11' 4" (3.60m x 3.45m)** A good sized double bedroom with built in storage cupboard. This room enjoys countryside views in the distance together with river glimpses.

**En-Suite: 5' 7" x 4' 10" (1.70m x 1.47m)** A modern fitted shower room with a large shower enclosure with recessed shelf together with a vanity wash basin.

**Bedroom 2: 10' 5" x 7' 6" (3.17m x 2.28m)** Located at the front of the property with built in wardrobe with sliding doors.

**Bathroom: 6' 2" x 5' 8" (1.88m x 1.73m)** Modern bathroom 3 piece bathroom suite comprising of a low level WC with hidden cistern, vanity wash basin together with 'P' shape bath with mains fed shower over/

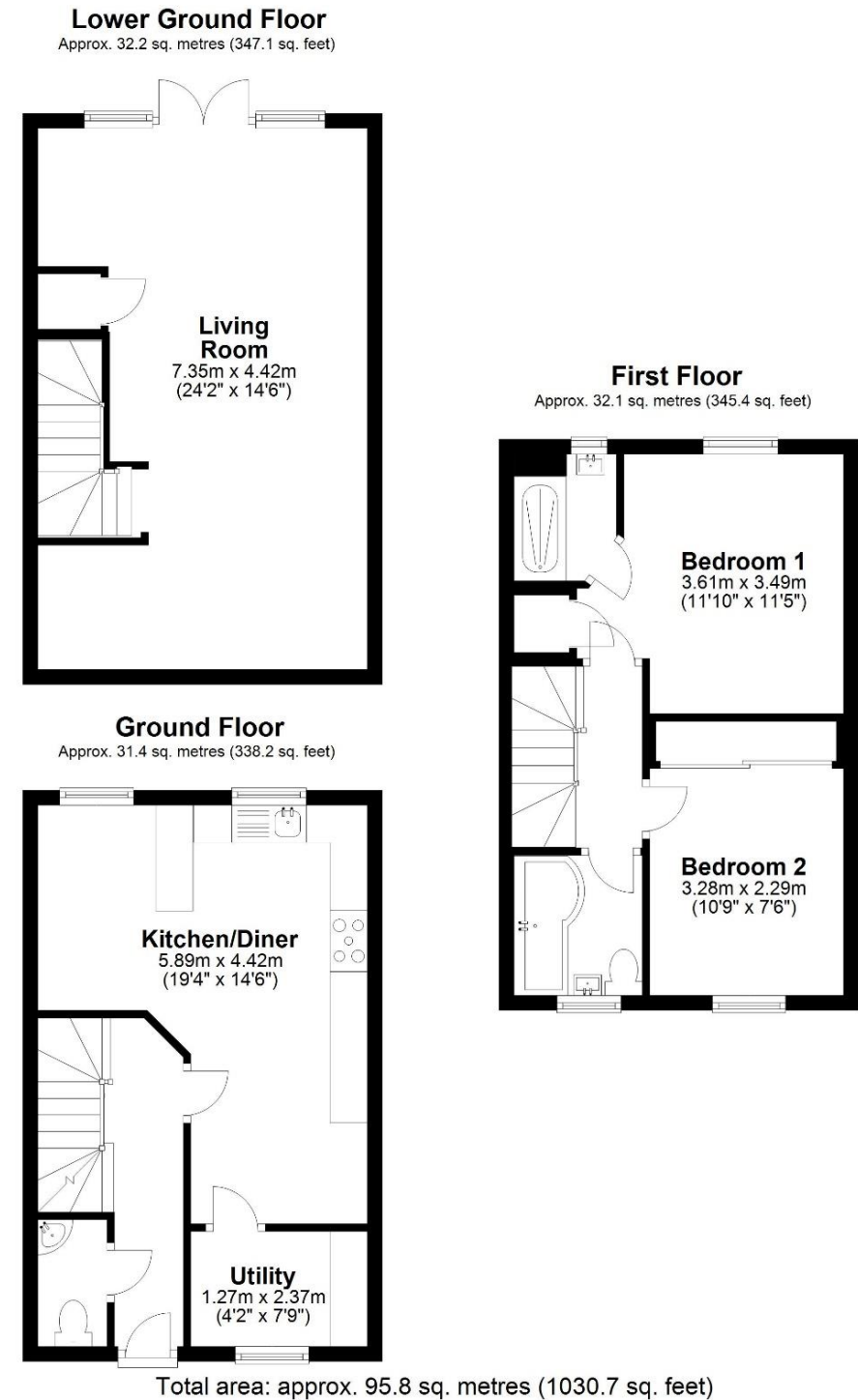
**Stairs to Lower Ground Floor:** Stairs open into the Living Room.

**Living Room: 24' 0" x 14' 7" (7.31m x 4.44m)** A spacious living room with patio doors leading out into the rear garden together with a door leading to a useful understairs storage area. To the back of the living room is another useful space that can be incorporated into the living room or can be used as a home office area.

**Outside:** To the front of the property is an area of stone chippings. To the rear of the property is a fully enclosed South facing garden with an area of patio together with an area of lawn.

**Garage:** Next to the property is a row of three garages. This property has the middle garage with the driveway in front allowing parking for 1 vehicle.

**Agents Note:** There is an annual service charge to cover the cost of the upkeep of the communal areas. This is currently £119.98 annually and can be paid annually, 6 monthly or monthly.



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