



Requiring complete modernisation a spacious mid-terrace 3 bedroom house with Gas central heating and 18' Garage situated in a convenient central town location.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
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13 North View Avenue, Bideford, Devon, EX39 3LH | Guide Price £190,000



Northview Avenue is located in close proximity to Bideford town centre and is also in close proximity to Kingsley College. The property is situated within walking distance of the port and market town of Bideford which caters for its inhabitants with a good range of facilities. Situated within this sought after and convenient location within walking distance of the town centre and the amenities. The town centre itself offers an excellent range of amenities including banks, butchers, bakeries, various shops, pubs and restaurants, places of worship, schooling for all ages (public and private) and three supermarkets.

The coastline is within easy access at Westward Ho!, which is approximately 3 miles away with its safe and sandy beach adjoining the Northam Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links course in England. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line

Directions: From Bideford Quay proceed along Bridgeland Street and North Road, at the cross roads turn right, proceed straight over the mini roundabout turning next left into North View Avenue where No 13 will be seen a short distance along on the left with BLaK Property 'For Sale' board displayed

The accommodation comprises: ( All measurements are approximate) Entrance Porch: UPVC double glazed front door off, mosaic tiled floor, half square paned door to:

Entrance Hallway: Staircase to first floor, mosaic tiled floor, radiator.

Lounge: 10' 7" x 10' 1" (3.22m x 3.07m) Secondary double glazed bay window, modern tiled fireplace, double radiator.

Dining Room: 11' 2" x 11' 1" (3.40m x 3.38m) Fireplace with gas fire (Non functioning) UPVC double glazed window, double radiator.

Kitchen: 11' 8" x 8' 2" (3.55m x 2.49m) Fitted with a basic stainless steel sink and drainer adjoining worktop, fluorescent light fitting, under stairs cupboard and larder cupboard, UPVC double glazed window, rear door off.

First Floor Landing: Loft access, built in cupboard with radiator.

Bedroom One: 14' 1" x 10' 7" (4.29m x 3.22m) Radiator, UPVC double glazed window, cast iron fireplace.

Bedroom Two: 11' 3" x 8' 2" (3.43m x 2.49m) Radiator, UPVC double glazed window, cast iron fireplace.

Bedroom Three: 8' 2" x 8' 0" (2.49m x 2.44m) Radiator, UPVC double glazed window.

Bathroom: 6' 1" x 5' 1" (1.85m x 1.55m) Fitted with a white 3 piece suite comprising modern panelled bath with mixer taps, wash hand basin and low level WC, UPVC double glazed window, wall mounted fan heater.

Outside: Small frontage with steps up to the front door, Outside toilet, Utility 9'1 x 5'3 Enamel sink. Rear garden with lawn pathway to the rear with gate. Garage 18'3 x 10'6 Double doors off to the rear, power and light connected.



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