



2 Sunningdale Terrace

Bideford | EX39 3LG

JAMES FLETCHER

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Perfectly-placed just a short, level walk from Bideford Quay, this charming 3 bedroom terraced home offers well-planned accommodation within a convenient position close to town. Enjoying space and style with a wealth of attractive character features, this captivating residence provides manageable gardens, and is just a gentle stroll from the Kenwith Valley Nature Reserve, Victoria Park and tranquil riverside walks along the coast path. Ideal for first-time buyers, those looking to downsize, or anyone simply searching for a home to enjoy a slower pace of life, this endearing residence could be the perfect fit.

The property is well-located just a short walk away from Bideford's thriving quayside, nearby shops and facilities, open spaces that are perfect for children and four-legged friends, and the South-West coast path with tranquil Riverside walks. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty.

Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

The property opens to an inviting hallway, welcoming you into the home and providing stairs to the first floor. The hallway flows seamlessly into the dining room, centrally located in the home and with a feature fireplace with exposed stonework, a picture rail, and a window to the rear. The dining room is also open to the sitting room, a comfortable reception area found at the front of the home with a large bay window flooding the home with natural light, a picture rail, and a wood-burning stove with a slate hearth. Off the dining room at the rear of the home, is a well-fitted kitchen with a range of work surfaces comprising a ceramic sink and drainer with drawers and cupboards below and matching wall units over, space for a cooker with extractor over, space and plumbing for a dishwasher and understairs storage with space for a large fridge/freezer. In addition, the rear lobby provides a utility cupboard with space and plumbing for a washing machine and a door to outside. Completing the accommodation on the ground floor is a well-fitted bathroom comprising a bath with shower over, hidden cistern W.C, a wash basin and a heated towel rail.

Stairs rising to the first floor open to a generous landing which leads to 3 bedrooms. The main bedroom is a spacious double, found at the front of the home, with ample space for furniture. The second and third bedroom are found at the rear and both overlook the garden, with the third bedroom currently being utilised as a study.

In all, this charming home offers spacious accommodation, attractive character features and manageable gardens, all within a short level walk of Bideford Quay.

OUTSIDE

The property is approached at the front by a manageable courtyard with "crazy-paving" and a small veranda, whilst to the rear, there is also an easily maintained courtyard garden with patio and chippings, space for a large shed and useful rear access. On-road parking is available on a first-come, first served basis on Northam Road and other adjoining roads.

VIEWINGS

By appointment only with the sole selling agent.



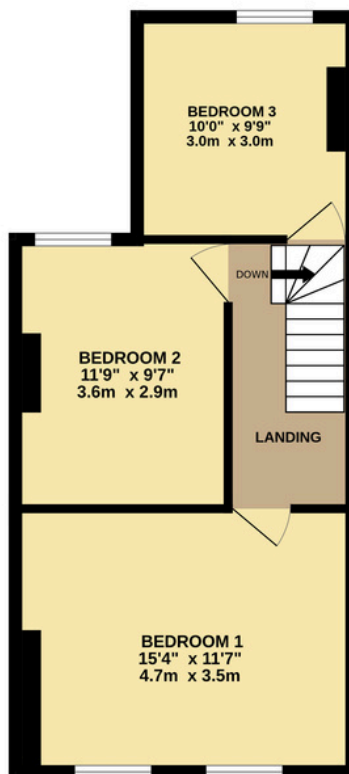


Kenwith Valley Nature Reserve

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating.
- **EPC:** E
- **Tenure:** Freehold
- **Council Tax:** Band A
- **Local Authority:** Torridge District Council
- **Sellers Position:** The sellers have already found their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.