



9 Ashley Terrace
Bideford | EX39 3AL

JAMES FLETCHER
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9 Ashley Terrace

Enjoying spacious and well-planned accommodation within this popular residential location, this charming 3-bedroom terraced family home is perfectly placed for convenience, within walking distance of nearby schools, parks and Bideford Quay. Immaculately presented throughout and with a number of attractive character features, the property offers flexible living with further scope too. Also enjoying a generous West-facing garden, taking full advantage of the afternoon and evening sun, along with magnificent sunsets, this impressive home is perfect for first-time buyers, families and those relocating, seeking comfort and convenience close to town and the nearby coast.

The property is well-located within walking distance of Bideford Quay with nearby shops, parks and woodland walks close to the doorstep, and the Tarka Trail within easy reach. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. 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 with a dune-back riverside beach and a number of award-winning restaurants.

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

This charming home opens to an inviting entrance hall, providing stairs to the first floor and useful understairs storage. A comfortable reception room, the lounge is found at the front of the home and features an attractive wood-burning stove and a large bay window, flooding the home with natural light. The dining room is found at the rear, enjoying an attractive feature fireplace and a view over the garden. This space offers great flexibility and can also be utilised for home working, or opened up with the kitchen to create wonderful open-plan living, subject to any necessary consents. The kitchen is fitted with a range of work surfaces comprising a stainless steel sink & drainer with drawers and cupboards below and wall-units over, space for a cooker, space for a fridge/freezer, space & plumbing for a washing machine and a door to outside.

Stairs to the first floor landing open to 3 bedrooms and the family bathroom. The main bedroom, a large double, is found at the front of the home with a feature fireplace and far-reaching views, whilst the 2 further bedrooms, another large double room and a single room, are found at the rear of the home, and overlook the garden. The family bathroom is fitted with a white suite comprising a bath with both a rainfall and hand-held shower over, a low-level W.C, a wash basin and a useful linen cupboard.

In all, this charming home offers space and comfort within a convenient location close to town.

OUTSIDE & PARKING

The property is approached from Ashley Terrace with an immediate courtyard garden at the front, whilst to the rear is an impressive West-facing garden making the most of the afternoon and evening sun. Providing useful storage and a former "gardener's loo" - (Store 1 & 2 - 1.54m x 0.86m | Store 3 - 1.75m x 1.65m) - which could be converted to a useful utility room, the rear garden enjoys a level lawn and thoughtfully constructed decking at the rear. Perfect for little ones to explore, pets to roam or those with "green-fingers" to thrive, the rear garden offers a wonderful escape and is bathed in sunshine. There is no dedicated parking, however, ample on-street parking is available at the front on a first come, first served basis.

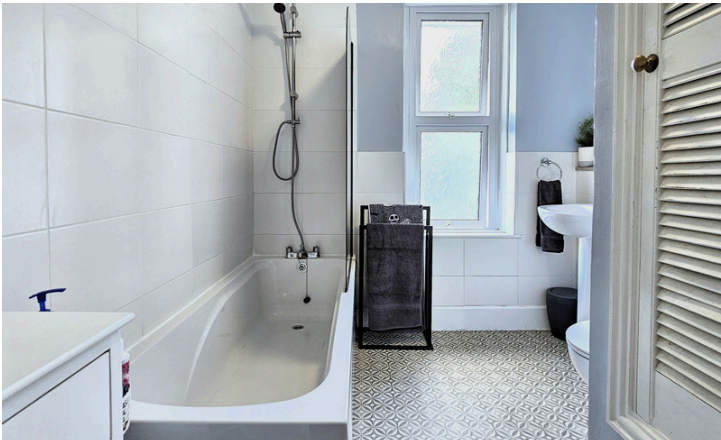
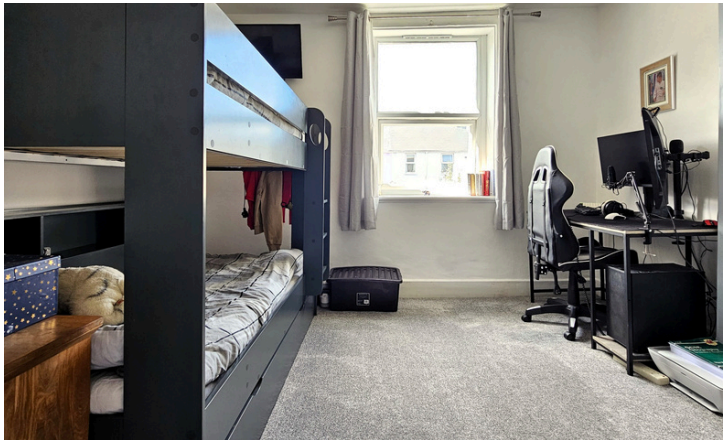


VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

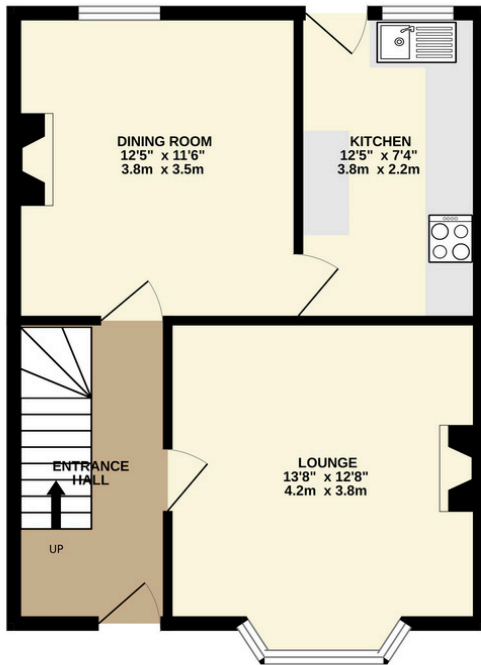
NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

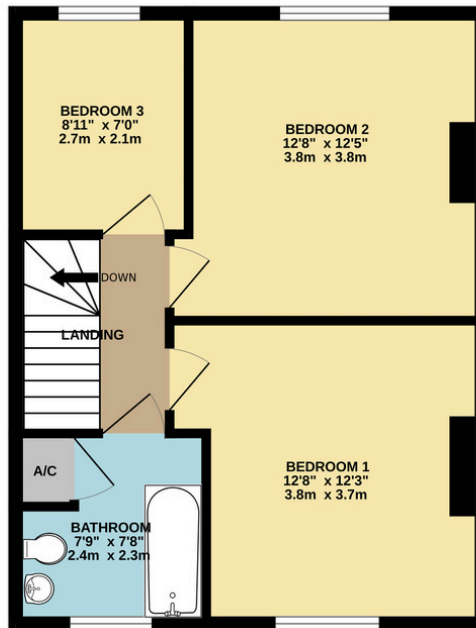




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



ASHLEY TERRACE, BIDEFORD

TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

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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- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	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, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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