



Directions

From Bideford Quay, pass the police station heading out of town. The property will be found on the right hand side with a for sale board clearly displayed.

Looking to sell? Let us value your property for free!

Call 01237 879797
or email bideford@phillipsland.com

3 Bed House

8 New Road, Bideford, EX39 2BD

Guide Price

£200,000

- Waters Edge Location
- 3 Bedroom Semi Detached
- Great Family Living Space
- Master Bedroom Ensuite
- River Views
- No Onward Chain

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Hallway

Kitchen

3.09 x 2.42 (10'1" x 7'11")

Lounge

4.18 x 2.91 (13'8" x 9'6")

Dining Room

4.27 x 4.10 (14'0" x 13'5")

Ground Floor Shower Room

2.52 x 1.47 (8'3" x 4'9")

First Floor Landing

Bedroom 1

4.16 x 2.37 (13'7" x 7'9")

Ensuite

4.48 x 2.38 (14'8" x 7'9")

Bedroom 2

4.04 x 4.00 (13'3" x 13'1")

Study

2.50 x 2.12 (8'2" x 6'11")

Store

Overview

A nicely appointed 3 bedroom, 2 bathroom, 2 reception room semi-detached family home within a great practical location on the waters edge in Bideford. The property is only moments from central Bideford the property has lovely river views.

Both semi-detached cottages are up for sale and available as a pair or separately. They consist of generally similar accommodation and presentation. Both grade II listed and available with no onward chain.

Inside there is a large hallway. The lounge/front room which has also been used as a bedroom - plenty of space for a variety of uses. The dining room is reasonable in size and perfect for hosting family and friends with a further feature fireplace. The kitchen has a range of built in cupboards and leads to the rear enclosed courtyard. With this property (differing slightly to next doors layout) has a ground floor shower room.

Whilst upstairs there are 2 spacious double bedrooms a study/occasional bedroom and an ensuite to the principal bedroom. The bedroom to the front has a 180 degree estuary view and is a good proportion. The room to the rear enjoys the ensuite bathroom and a light and bright outlook.

The town offers a variety of attractions and activities. Bideford Quay, along the River Torridge, is a scenic spot for leisurely strolls, boat-watching, and visits to quaint shops and cafes. The Tarka Trail, a popular cycling and walking route, provides stunning views of the river and countryside. In the centre, you'll find a mix of independent shops, boutiques, and larger retailers, making it a great place for shopping. The dining scene is diverse, with traditional British pubs serving local cuisine and a variety of national restaurant chains.

Transportation is convenient, with the A39 "Atlantic Highway" passing through the town, providing access to other North Devon towns and beyond. Bus services connect Bideford to surrounding areas, and the nearest train station is in Barnstaple. The town has a strong sense of community, with various local events and festivals taking place throughout the year. Sports clubs such as football rugby and rowing all close by.

Outside

Outside the property has an enclosed courtyard style garden ideal for your furry friends. With a further out house which may be used for additional storage. Access from the kitchen is given to the rear courtyard.

The location is excellent with plenty of space for all the family to comfortably live. Being so close to town only a short level walk, it eliminates the taxi of mum and dad.

The property is a MUST VIEW, contact the Bideford team for more information or to arrange a viewing.

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32, any potential purchasers are drawn to the fact that the owners of this property are connected to the director's at Phillips, Smith & Dunn.

Services

Type your text here

Council Tax band

B

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

