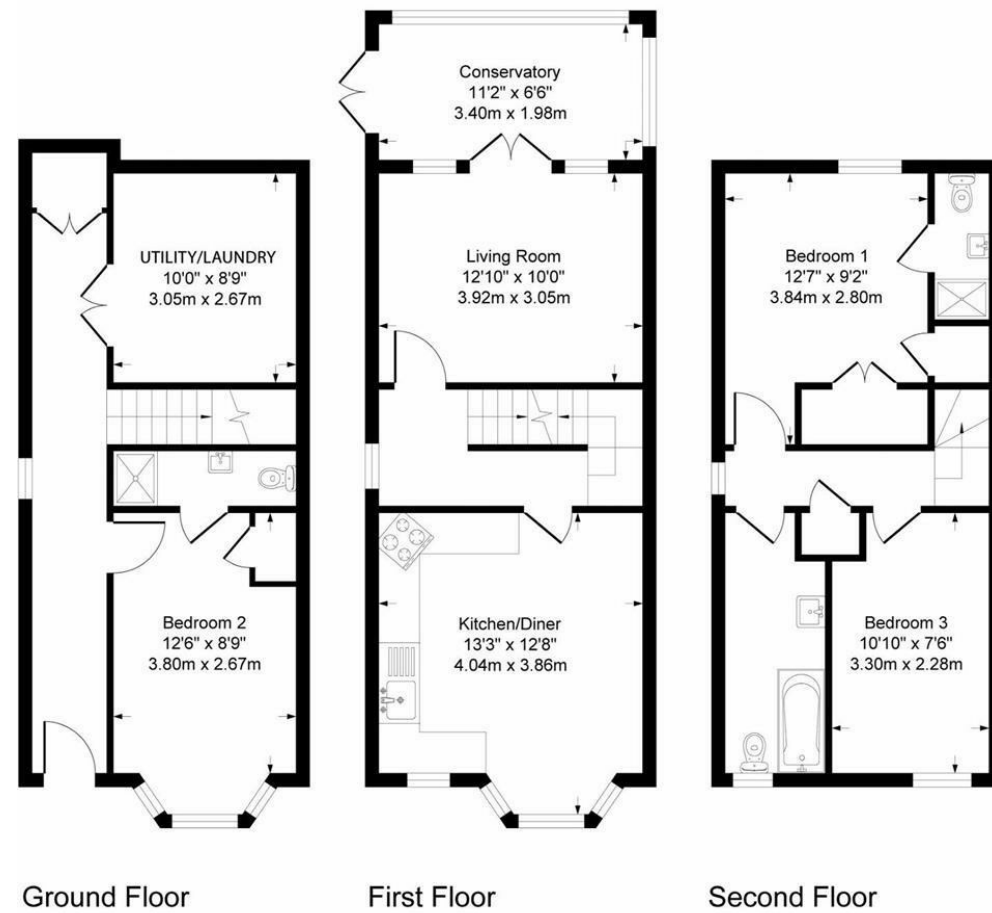


**Approximate Gross Internal Area**  
1204 sq ft - 112 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



**3 Bed House - End Terrace**

18 Harlseywood, Bideford, EX39 3FB

Guide Price

**£249,950**

- 3 Bedrooms, 3 Bathrooms
- Excellent Value For Money
- Superb Family Home
- Conservatory
- Private Gardens
- No Onward Chain
- MUST VIEW!

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

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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:

### Entrance Hall

**Bedroom 2**  
3.80 x 2.67 (12'5" x 8'9")

**Ensuite**  
2.90 x 0.93 (9'6" x 3'0")

**Utility Room**  
3.05 x 2.67 (10'0" x 8'9")

### First Floor

**Kitchen Diner**  
4.04 x 3.86 (13'3" x 12'7")

**Living Room**  
3.92 x 3.05 (12'10" x 10'0")

**Conservatory**  
3.40 x 1.98 (11'1" x 6'5")

### Second Floor

**Bedroom 1**  
3.84 x 2.80 (12'7" x 9'2")

**Ensuite**  
2.43 x 1.02 (7'11" x 3'4")

**Bedroom 3**  
3.30 x 2.28 (10'9" x 7'5")

**Bathroom**  
3.02 x 1.56 (9'10" x 5'1")

## Overview

A rather pretty end of terrace town house which is ideally located on the edge of Bideford, close to amenities and local schools. With generous accommodation split over three floors you have a three spacious bedrooms and two ensuite shower rooms (three bathrooms total).

For those seeking an affordable spacious family home, LOOK NO FURTHER!

On the ground floor there is a spacious bedroom with its own ensuite shower room with a further utility, laundry or potential kitchenette. This could be perfect for a dependant relative living all on the level or ideal for teenage independence. EPC - C

On the first floor there is a spacious kitchen diner with bay window which overlooks the front. Enough space for a table with plenty of seating. An ideal hub for socialising and entertains family and friends.

The lounge to the rear of the property leads to the conservatory which too creates a great space for the whole family to enjoy. This leads into the rear garden which is private and fully enclosed perfect for your furry friends.

## Outside

Well situated just moments from Bideford, 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.

## Services

All mains connected.

## Council Tax band

C

## EPC Rating

## Tenure

Freehold

## Viewings

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

