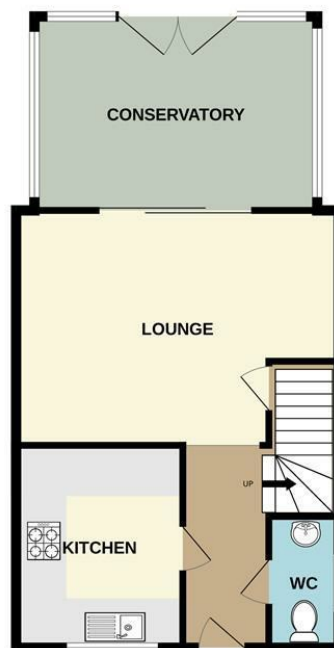


GROUND FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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 is given as to their operability or efficiency can be given.  
Made with Metropix 62024

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



## 3 Bed Family House - Water Edge

23 Riverside Close, Bideford, EX39 2RX

Guide Price

**£315,000**

- Detached 3 Bedroom House (1 Ensuite)
- Garage & Driveway Parking
- No Onward Chain
- Stones Throw To Waters Edge
- Front & Rear Garden, Woodland Included!!
- MUST VIEW!
- Brand NEW Kitchen and Bathrooms!
- Excellent, Popular Location

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

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

### Directions

Heading out of Bideford passing Morrisons turn right into Chanters Road follow this road for a little while. Past St Mary's School keeping left as it blends into Riverside Court. Head straight across the roundabout into Riverside Close, keep left and the property is situated straight in front of you clearly signposted number 23 Riverside Close.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

**Entrance**

**Cloakroom**

**Kitchen**

2.67 x 2.39 (8'9" x 7'10")

**Lounge**

4.75 x 4.39 (15'7" x 14'4")

**Conservatory**

3.10 x 2.83 (10'2" x 9'3")

**First Floor Landing**

**Bedroom 1**

3.48 x 2.44 (11'5" x 8'0")

**Ensuite**

**Bedroom 2**

2.54 x 2.44 (8'3" x 8'0")

**Bedroom 3**

2.41 x 1.83 (7'10" x 6'0" )

**Bathroom**

## Overview

A surprisingly spacious three bedroom detached house within a popular and accessible location a stones throw from the waters edge and costal path. For those of you looking for a family home with enough space inside and out, along with garage and plenty of parking, look no further.

23 Riverside Close is a lovely detached house which would perfectly suit a family or for those of you looking to take the next step at the property ladder. Once inside you have a hallway with stairs leading to the first floor and storage underneath. The kitchen is compact but well laid out with a range of cupboards and plenty of storage with sliding corner storage and plenty of preparation space. This is a great spot to inspire those of you keen home cooks. From the kitchen sink you enjoy an outlook on to the garden and overlooking your own woodland.

The lounge is to the rear of the property and is a good size room with conservatory leading off, creating a space for a potential dining area and providing an excellent flow to the property. These reception rooms are very versatile and can be used for a whole host of things. Brand NEW Wifi boiler, brand new kitchen and brand new bathrooms.

Whilst upstairs there are three spacious bedrooms, the principal bedroom has an ensuite shower room which has been newly appointed by the current owners. Bedroom two and three are reasonable sizes and the third bedroom could be used as a study for those of you looking to work from home.

Outside is where this property really excels further. You have a front and rear garden which are laid out with low maintenance chipping and paved areas, creating plenty of spots to sit out and enjoy the days sunlight or some alfresco dining or entertaining family and friends.

There is plenty of parking along with a garage and your very own woodland which is a haven for wildlife. For those of you that enjoy looking out the kitchen window over your own land watching a host of animals with beaks, fur and feathers.

The garden is fully enclosed and is perfect for your four-legged friends. If you're interested in this property be sure to contact the Bideford branch for more information or to arrange your viewing appointment.

The property is well located on the edge of Northam but within easy level walking distance to Bideford town centre. Taking the scenic route along the coastal path and enjoying its stunning vistas you can be in Bideford in less than 10/15 minutes.

Bideford has a whole host of amenities including superstores, local and national retailers, excellent local food eateries along with worldwide chains. Plenty of local butchers, bakers and groceries. Along with plenty of recreation facilities, parks, gyms and travel links.

In Northam you're only moments from the golden sandy beaches of Westward Ho! Which is perfect for stretching the legs of your four-legged friends. The quaint fishing village of Appledore is steeped in history with old Fishermans cottages and views across Instow where you can see boats gently bobbing in the estuary.

This is a great position for those of you that want to be accessible to travel links, within close reach to Bideford Central. Yet in a quiet tucked away cul-de-sac just moments from the beach and popular villages.

## Services

All mains connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

