



## Directions

From Bideford Quay proceed across the Old Bideford Bridge. At the roundabout, proceed straight across and uphill. Follow this road to the next roundabout and take the second exit. Follow this road and take the third right hand turning onto Chubb Road. Continue along Chubb Road until reaching the crossroads and turn left onto Churchill Road. Follow this road for a short distance and number 50 is on the left with sign post clearly displayed.

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## Spacious Extended House

50 Churchill Road, Bideford, EX39 4HQ

**£210,000**

- 2 Double Bedrooms
- Spacious Living Accommodation
- Extended & Conservatory
- Accessable Location
- Parking
- No Onward Chain
- MUST VIEW

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:

### Front Porch

**Lounge / Diner**  
6.68 x 3.56 (21'10" x 11'8")

**Kitchen**  
2.64 x 1.68 (8'7" x 5'6")

**Utility Rm**  
2.64 x 1.68 (8'7" x 5'6")

**Store**  
2.19 x 1.52 (7'2" x 4'11")

**Conservatory**  
4.18 x 3.61 (13'8" x 11'10")

### First Floor Landing

**Bedroom 1**  
4.60 x 2.97 (15'1" x 9'8")

**Bedroom 2**  
3.63 x 3.00 (11'10" x 9'10")

**Bathroom**  
2.48 x 1.88 (8'1" x 6'2")

## Overview

A surprisingly spacious two double bedroom extended property well located in a handy and accessible position. With ample off-road parking, garage and plenty of turning space.

The accommodation has been extended and is a lot larger than the first impression. Now with a handy utility room, a storage/play room ideal for hiding the mess or toys from the lounge. Along with a large conservatory which opens onto the rear garden. EPC - TBA

The ground floor living accommodation is spacious and perfect for a family ideal for hosting with friends and plenty of space to entertain. There is a front porch with space for coats and boots, which leads into the inner hall. The kitchen is to the rear with a range of built-in storage cupboards, plenty of preparation space and integral appliances.

Beyond the kitchen is the utility room with a further area of storage and space for white goods. Leading on from the utility there is a further room which would make for an ideal study perfect for those of you looking to work from home.

The conservatory is spacious and extends 4.18m x 3.61m, the perfect space for entertaining family and friends with a door opening onto the rear garden ideal for summer gatherings.

Upstairs there are two spacious bedrooms, both of which are very good proportions and the family bathroom which is well equipped with a shower over bath, hand wash basin and low-level WC.

## Outside

Outside is where this property really excels further with plenty of on street parking, along with plenty of turning and visitor spots. There is a variety of open space both front and back and an open outlook.

The rear garden is fully enclosed with a gate to access the rear. The garden is laid mostly to lawn with some shrubs and borders. Being fully enclosed it's perfect for your four-legged friends with a high degree of privacy.

For more information about 50 Churchill Road don't hesitate contact the Bideford team to arrange your viewing appointment.

## Services

All mains connected

## Council Tax band

A

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

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

