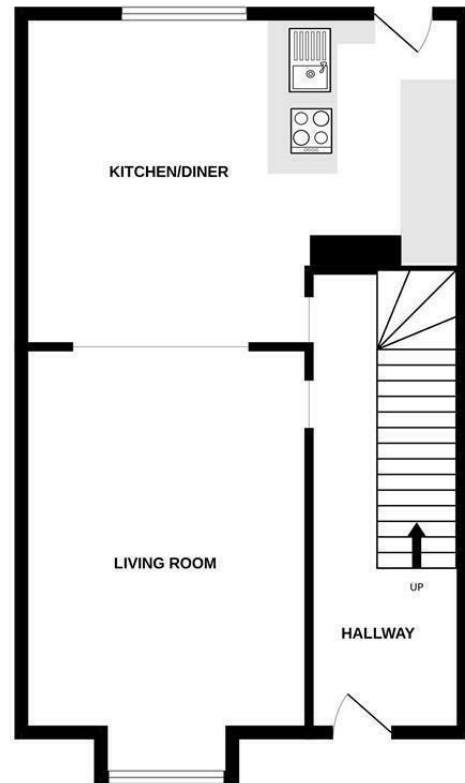
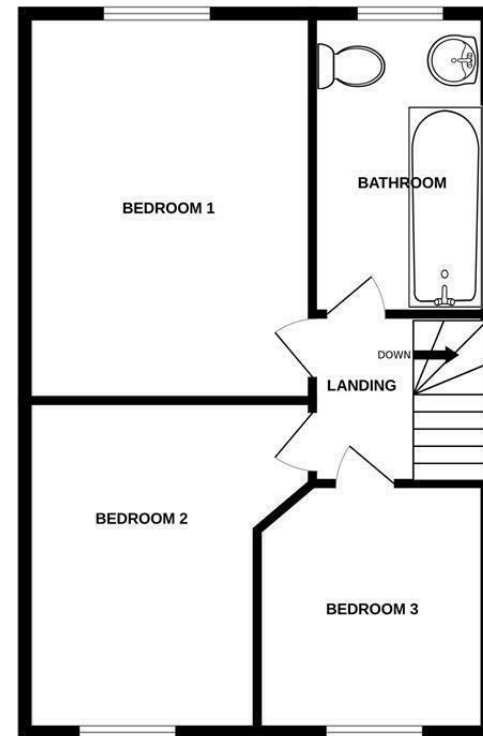


GROUND FLOOR



1ST FLOOR



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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3 Bed House & Double Garage!
63 Clovelly Road, Bideford, EX39 3DG

Guide Price

£265,000

- 3 Bedroom Town House
- Fully Refurbished
- Modern Open Plan Living
- Sunny Private Gardens
- Double Garage & Parking
- MUST BE VIEWED!

Directions

From Bideford Quay, head south towards Torrington, going straight over the mini-roundabout at the Old Bridge and turn right at the next mini-roundabout onto Meddon Street. Follow Meddon Street up the hill as it bears around to the left (twice) until you get to Clovelly Road where the property will be found on your left hand side.

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

Call 01237 879797

or email bideford@phillipsland.com

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 Hallway

Living Room

3.35 x 3.56 (max 4.22) (10'11" x 11'8" (max 13'10"))

Kitchen Dining Area

5.18 x 3.84 (16'11" x 12'7")

First Floor Landing

Bedroom 1

3.37 x 3.73 (11'0" x 12'2")

Bedroom 2

3.73 x 2.53 (12'2" x 8'3")

Bedroom 3

2.56 x 2.53 (8'4" x 8'3")

Family Bathroom

2.27 x 1.70 (7'5" x 5'6")

Utility Room

4.65 x 1.55 (15'3" x 5'1")

Double Garage

5.81 x 4.78 (19'0" x 15'8")

Overview

Great & Rare Opportunity - A rather pretty 3 bedroom townhouse, well located on the edge of Bideford WITH DOUBLE GARAGE and parking, along with a sunny rear garden that has been fully maintained. This property makes for the perfect investment or first time purchase.

Walking inside the property you have a spacious entrance hall which flows rather nicely into the kitchen dining area which is modern and open plan. The kitchen has a range of built-in storage cupboards and plenty of preparation space perfect for those of you who enjoy home cooking. For those of you more social chefs this kitchen enjoys an open plan modern style perfect for entertaining family and friends. The living room is a good size split by a large sofa at the moment which creates a lovely snug room.

Whilst upstairs you have a choice of three bedrooms, two of which are very good proportions. The third bedroom is a reasonable sized single, but would also make for a perfect spot for a study, ideal for those of you looking to work from home. The family bathroom is also on the top floor which is a modern white suite.

The property has been renovated recently and has a modern kitchen and offers a great combination of original features, tall ceilings and modern upgrades. For more information be sure to contact our Bideford team or to arrange a viewing.

Outside

Outside is where this property excels further, unusually, certainly in this price bracket the property has a large double garage (5.81 x 4.78) and parking opposite which is private to the property. With the double garage you have spaces for three vehicles.

The garden to the rear is laid mostly to lawn with a gentle slope, it enjoys most of the days sunlight and is private perfect for those long desired family BBQs.

The property is located in a handy spot only moments from Bideford with its many shops, supermarkets and facilities being within walking distance. Bideford has a range of travel links with an active bus service and the property isn't far from the N. Devon Link road giving a direct access to the M5 motorway and beyond.

For more information or to arrange a viewing please don't hesitate to contact the Bideford team.



Services

All mains connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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