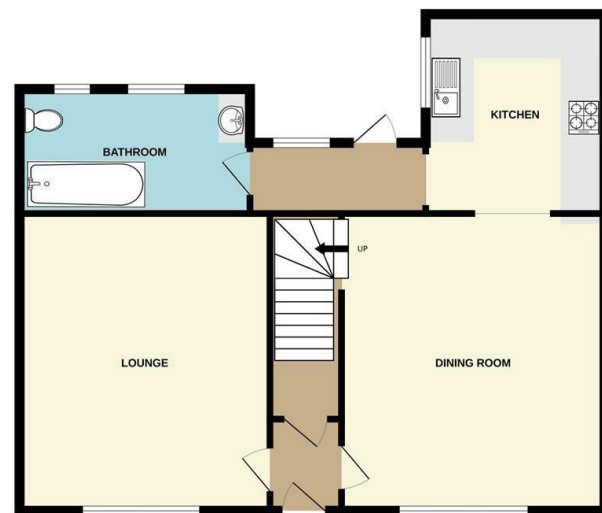
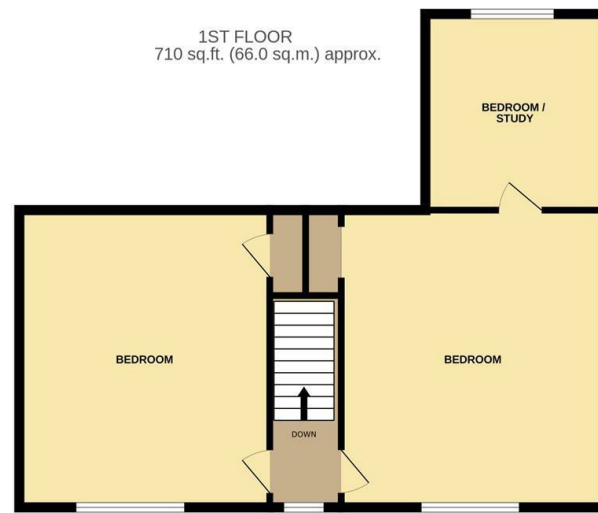


GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.1 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 as to their operability or efficiency can be given.
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3 Bed House

3 Handy Cross Clovelly Road, Bideford, EX39 3DW

- Pretty Double Fronted House
- 2/3 Bedrooms
- Outbuilding & Utility
- On Road Parking

- Private & Enclosed Garden
- No Onward Chain!

Guide Price

£180,000

Directions

Heading out of Bideford along the Quay proceed past the Police Station, take the second exit on the roundabout up Torridge Hill. Continue on Clovelly Road, past West Croft School. As you pass Hamilton Close you will find the property on the left hand side clearly signposted Handy Cross, number 3.

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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Overview

ATTENTION ALL FIRST TIME BUYERS - A deceptively spacious double fronted 2/3 bedroom terrace house. An ideal investment or indeed first time purchase.

As you step inside the property there is a central entrance hall with storage cupboard. To the right is a lounge which is a snug space perfect for relaxing and watching a film. To the right is the dining room which leads rather nicely into the kitchen. This then creates a modern open plan flow to the period property, you can enjoy socialising from your kitchen while entertaining guests in the dining room.

The kitchen is compact but has a full variety of storage cupboards, with plenty of preparation space, an ideal space for those of you that enjoy home cooking.

The bathroom has been recently tiled and fitted out by the current owners, now a light and airy space with panel bath, hand wash basin and low level WC with lovely new wall and floor tiles.

Whilst upstairs you have two generous bedrooms to each side of the property both of which have handy built in storage. This along with a further nursery, third bedroom or handy study ideal for those of you that wish to work from home.

The outside courtyard is fully enclosed and has plenty of space for your fury friends. There is a rather handy storage cupboard and utility space with electric and plumbing for all of your white goods.

The garden is private and not overlooked, an ideal spot to socialise and entertain family and friends. For more information on this property please don't hesitate to contact the Phillips Smith & Dunn Bideford team.

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



The property is located above Bideford within walking distance to the town centre. Bideford itself has a variety of amenities, both national and local retailers, some family run, shops and businesses. The vibrant market town has a bustling community spirit and hosts many events throughout the year.

The property is close to an excellent local school and Bideford has a further variety of primary and secondary schools with good Ofsted ratings. The dining scene is vast with a selection of local boutique cafes, restaurants and bars to Micheline star restaurants and popular national chains.

Bideford has a range of schooling both public and private with some of the best learning centres of the region. There is a selection of both excellent primary and secondary schooling close to the property.

Close by you have the golden sandy beaches of both Instow and Westward Ho! both of which are dog friendly. An ideal spot for a kick about with the kids or stretching the legs of your fury friends.



Room list:

Entrance Hall

Lounge

3.47 x 2.97 (11'4" x 9'8")

Dining Room

3.19 x 3.49 (10'5" x 11'5")

Kitchen

2.35 x 1.84 (7'8" x 6'0")

Utility

Ground Floor Bathroom

2.92 x 1.33 (9'6" x 4'4")

First Floor Landing

Bedroom 1

3.62 x 3.25 (11'10" x 10'7")

Bedroom 2

3.61 x 3.02 (11'10" x 9'10")

Bedroom 3 / Cot Room

2.58 x 2.23 (8'5" x 7'3")