

GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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**Modern Family House**  
24 Biddiblack Way, Bideford, EX39 4AY

**£239,500**

- Modern End Terraced House
- Owned Solar Panels
- Conservatory
- PVC Double Glazing
- 3 Bedrooms (master en-suite)
- Garage and Parking
- Gas Central Heating
- Views to River Torridge
- No Onward Sales Chain!!

**Directions**

From Bideford Quay depart via the Old Bridge, turning left at the end. Take the 2nd turning right into Manteo way ascending the hill. Virtually opposite Tescos on your left turn right, and turn right again into Biddiblack Way where the property is soon located on your right hand side.

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

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

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## Room list:

**Entrance Hall**

**Cloakroom**

**Lounge**

5.33m x 3.28m (17'6" x 10'9")

**Kitchen/Diner**

4.04m maximum x 3.96m (13'3" maximum x 13')

**Conservatory**

**Master Bedroom**

3.12m x 3.05m (10'3" x 10')

**En-suite**

**Bedroom 2**

2.84m x 2.59m (9'4" x 8'6")

**Bedroom 3**

2.44m x 1.91m (8' x 6'3")

**Bathroom**

## Overview

Pleasantly located within this ever popular residential development is this end terraced PVC double glazed and gas centrally heated 2 storey 3 bedroomed house with views from the first floor rear elevation across rooftops to the River Torridge and Torridge Bridge, having gardens to front and rear, along with a garage and parking. Offered to the market with no onward sales chain, Phillips Smith and Dunn Estate Agents recommend an early inspection, for anyone seeking a property suitable to provide a comfortable family residence!!!

Briefly the accommodation comprises of an entrance hall with a cloakroom off, a through lounge, a well appointed kitchen/diner leading through to a conservatory which overlooks the rear garden, whilst to the first floor is a master bedroom with en-suite facilities, along with 2 further bedrooms (the two main bedrooms having fitted wardrobes) and a bathroom with a 3 piece suite.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues.

## Outside

To the front of the house is a gravelled garden area, bounded by metal railings with a paved pathway. To the rear is an enclosed garden, gravelled for ease of maintenance, with flower borders, and a covered decking area, providing space for alfresco dining!! A wooden pedestrian gate leads to an EN-BLOC GARAGE with up an over door and eaves storage area, with a parking facility to the front.

AGENTS NOTE: To the front elevation of the property are solar panels, which we are advised by the seller are owned by the property, and from which the property benefits.

## Services

All mains services available

**Council Tax Band -**

**C**

**EPC Rating - Band**

**€**

**Tenure - Freehold**

## Viewings

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

