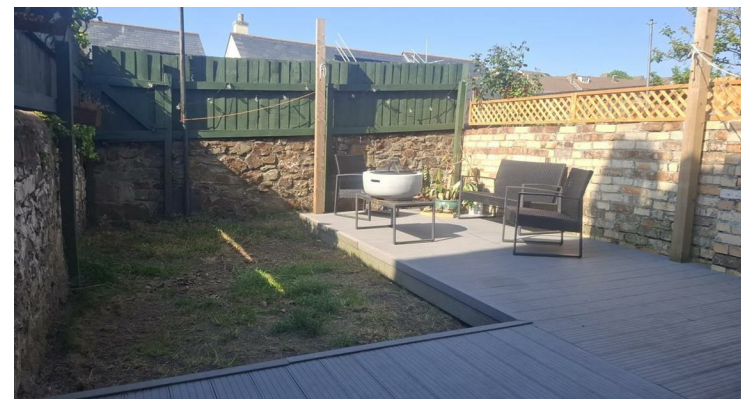




TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Directions

From Bideford Quay cross the River Torridge via the Old Bridge. At a roundabout proceed straight across, and under a bridge. Take the 2nd turning on your right into Torridge Mount. Then take 2nd left into Clifton Street. Ascend the hill where the subject property is located on your left hand side, identified by a number plate.

**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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A Characterful Property

67 Clifton Street, Bideford, EX39 4EX

- Mid Terraced Period House
- PVC Double Glazing
- Gas Fired Central Heating
- 2 Bedrooms
- 2 Reception Rooms
- No Onward Sales Chain!!

Guide Price

£175,000



Room list:

Entrance Porch and Hall

Sitting Room
3.35m,0.91m x 3.15m (11,3" x 10'4")

Dining Room
3.81m x 3.56m (12'6 x 11'8")

Kitchen
2.92m x 2.67m (9'7" x 8'9")

Bedroom 1
4.52m x 3.15m (14'10" x 10'4")

Bedroom 2
3.84m x 2.64m (12'7 x 8'8")

Bathroom
2.87m x 2.64m (9'5 x 8'8")

Utility/Store

Overview

Having much charm and character, is this 2 storey PVC double glazed and gas centrally heated period house, pleasantly set within a popular residential area, and affording easy access to Bideford Town Centre. Modern day amenities blend with character features, and presented a property which is ideally suited to a first time buyer. Available to the market with no onward sales chain, an early inspection is advised to avoid disappointment!!

The accommodation comprises of an entrance porch and hall, the porch having a superb tiled floor. Stairs from the hall access the first floor accommodation. The sitting room has a feature bay window and a fireplace (currently non functional) with open access to a dining room with a useful understairs cupboard, and another similar fireplace. Open access is then gained to the well appointed kitchen which has a utility/store beneath (accessed externally). The the first floor are 2 double bedrooms, and a generous sized bathroom with a 3 piece white 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.

Services

All Mains Services Available

Council Tax band

A

EPC Rating

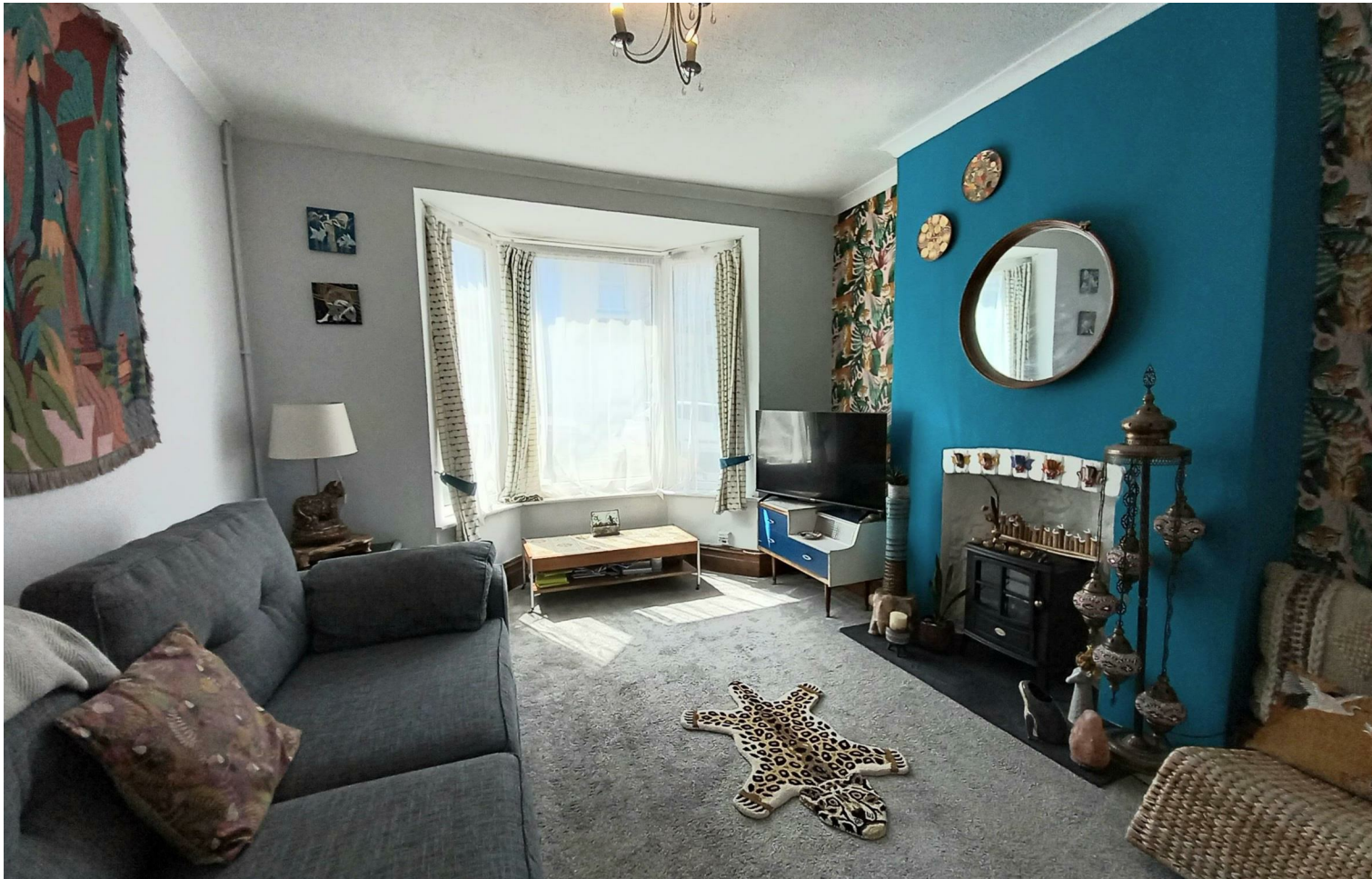
D

Tenure

Freehold

Viewings

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



Outside

To the front of the house is a small garden area. To the rear is an enclosed garden with a decked area and a lawn. There is rear access. To the front of the house unrestricted on road parking is available.