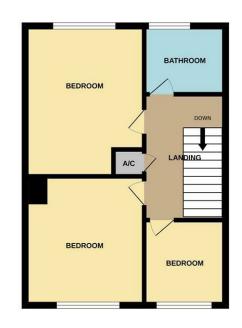




GROUND FLOOR

1ST FLOOR





Whists 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 laken for any enry, 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 guarante as to their operability or efficiency can be given.

#### **Directions**

From Bideford Quay front, depart in a westerly direction, proceeding straight across a roundabout at the end of the bridge, and at the next roundabout turn right, continuing uphill. Continue around 2 sharp left hand bends, and then passing the First In Last Out pub on your left. Pass through a zebra crossing and take the next turning on your right, where 12 Waterloo Terrace is situated on your left hand side.

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

Call 01237 879797

or email bideford@phillipsland.com

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A Modern End Terraced House

12 Waterloo Terrace, Bideford, EX39 3DJ

- End Terraced Modern House
- 3 Bedrooms
- Close to Amenities

- PVC Double Glazing
- Off Road Parking
- An Ideal Family Home!!

Guide Price

£200,000

- Electric Heating
- Rear Courtyard Garden
- No Onward Sales Chain!





### Overview

12 Waterloo Terrace comprises a modern end of terrace house with accommodation on two storeys which benefits from PVC double glazing and electric heating, and which is situated affording easy access to local amenities including shopping and schooling. Available to the market with no onward sales chain, an early inspection is advised to avoid disappointment!

Briefly the accommodation comprises of an entrance porch and hall, leading through to a lounge with a woodburner, which gives access to a dining room with an understairs cupboard, standing adjacent to the kitchen, which is well appointed with a range of modern units with ample storage space and room for appliances. To the first floor are 3 bedrooms (each with a TV point and electric radiator) and a bathroom.

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 Devon's Regional Centre, housing the areas main shopping, business and commercial venues.

### Services

Mains electric, water and drainage

# Council Tax band

## **EPC** Rating

### **Tenure**

Freehold

### Viewings

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





### Outside

To the front of the property is a tarmacadam off-road parking area. Further unrestricted on road parking is available in the vicinity. A side access gate leads to the enclosed courtyard style rear garden, designed for ease of maintenance, with a decked and gravelled area, and which also houses a covered storage area.

### Room list:

**Entrance Porch and Hall** 

**Living Room** 4.78m x 3.81m (15'8" x 12'6")

Dining Room

2.74m x 2.39m (9' x 7'10")

Kitchen 2.67m x 2.29m (8'9" x 7'6")

**Bedroom 1** 3.84m 2.92m (12'7" 9'7")

Bedroom 2 3.66m x 2.92m (12' x 9'7")

**Bedroom 3** 2.67m x 1.83m (8'9" x 6')

Bathroom

1.78m x 1.75m (5'10" x 5'9")

