

GROUND FLOOR



1ST FLOOR



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A Modern End Terraced House

12 Waterloo Terrace, Bideford, EX39 3DJ

Guide Price

£200,000

- End Terraced Modern House
- 3 Bedrooms
- Close to Amenities
- PVC Double Glazing
- Off Road Parking
- An Ideal Family Home!!
- Electric Heating
- Rear Courtyard Garden
- No Onward Sales Chain!

**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 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 x 2.92m (12'7" x 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")

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

B

EPC Rating

E

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.