



51 Chanters Road

51, Chanters Road, Bideford, EX39 2QN



Bideford Park/Town Centre Walking distance, Westward Ho! Beach 2 miles, Northam 1 mile, Barnstaple 10 miles

A impeccably presented three-bedroom terraced house within walking distance of Victoria Park and all amenities.

- Completely renovated by the current owners
- Three double bedrooms
- Living Room
- Dining Room
- Sunny rear garden
- Walking distance to Victoria Park and all amenities
- Freehold
- Council tax band C

Guide Price £325,000

SITUATION

Situated within walking distance of Bideford's amenities with easy access to the sandy, surfing beach at Westward Ho! The historic port and market town of Bideford sits on the banks of the River Torridge, offering a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Affinity Retail Park is just a short two-mile drive away with an excellent range of well-known branded shops and factory outlets. From Bideford, there is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Great Torrington and Barnstaple. The nearby village of Northam is one mile away and offers a range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health & dental centre and a gym and swimming pool.

The coastal town of Westward Ho! is two miles away and benefits from a three-mile long, safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. There is also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks with stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

51 Chanters Road is a impeccably presented three-bedroom terraced house which has been tastefully renovated by the current owners and now offers stylish and spacious accommodation together with a private and enclosed rear garden, positioned within a short walk from Victoria Park, local schools and an easy level walk into the town centre.

To the front is a Mosaic tiled floored entrance porch with partly glazed door into the entrance with parquet laminate flooring which continues on all the ground floor, stairs to first floor and access to the Living Room, Dining Room and Kitchen. The living room is a bright room which includes a bay window to the front and shelving around the chimney breast. The dining room includes a wood burner with slate hearth together with patio doors leading out to the rear garden with another door opening into the superb kitchen which includes quality fitted units at both base and eye level with inset ceramic sink. white Quartz worktops together with integrated appliances including; Fridge/Freezer, Microwave & Single Oven, Washing Machine and Dishwasher together with a 5 ring Neff induction hob and extractor hood over. Single doors leads to the rear garden

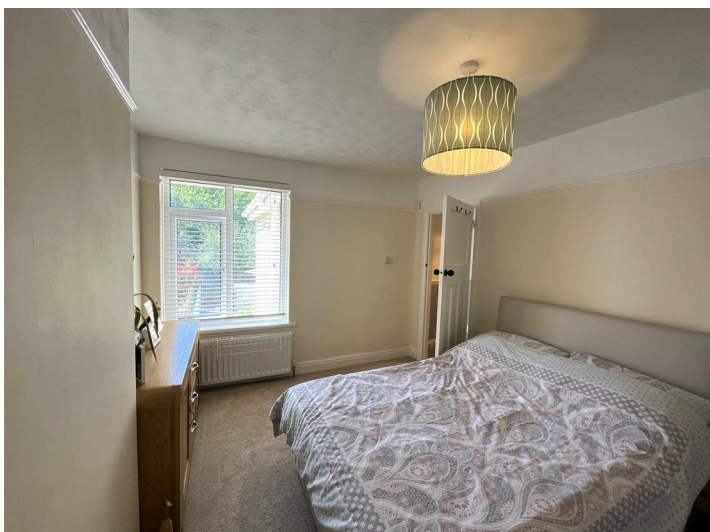
The first floor includes three double bedrooms with the principle room boasting a large bay window which overlooks Victoria park. The family bathroom is of good quality, fully tiled and includes WC, wash hand basin and double shower

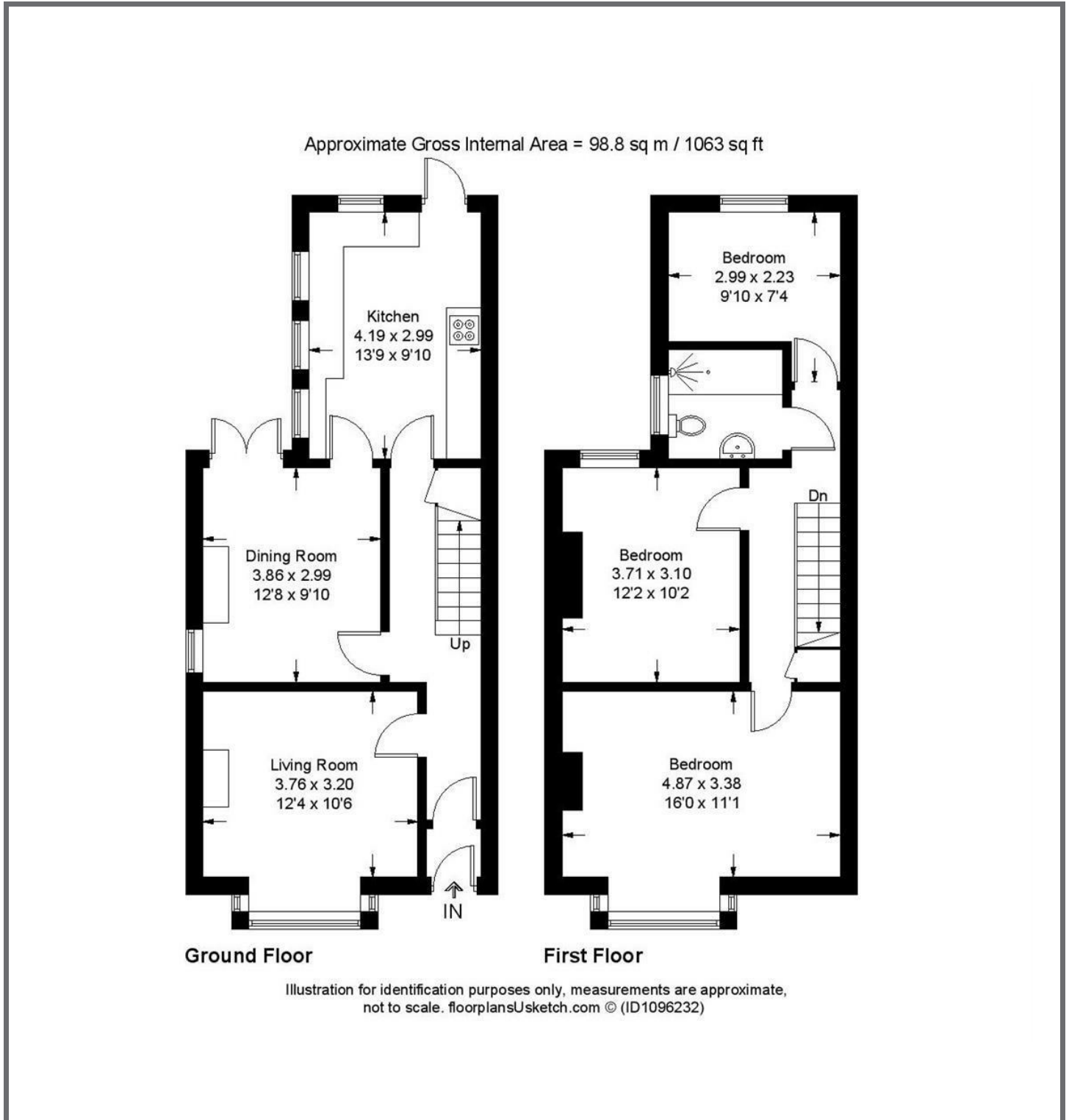
OUTSIDE

A pathway leads up to the property, and the front garden is laid out in slabs and chippings with a mature shrub border. The sunny rear garden complements the house well, as it is private, entirely enclosed, and divided into two levels. The lower level, which can be accessible directly from the kitchen and dining room, is all finished with resin. There are resin steps and a walkway going to the top level of the garden, which includes a level turfed space and a resin seating area at the back. A pedestrian gate at the rear of the property provides access to the nearby pathway. To the side is a wood store and space for recycling bins etc.

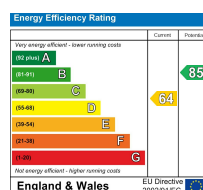
SERVICES

All mains connected
New boiler fitted around 2 years ago
Marland brick construction
New slate roof (circa 2022)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



4 The Quay, Bideford, Devon, EX39 2HW

01237 425030

bideford@stags.co.uk

stags.co.uk



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