



3 North View Avenue
Bideford, Devon EX39 3LH

Price Guide £250,000

HARDING & CO
ESTATE AGENTS & VALUERS

An extremely well presented and spacious 3 / 4 bedroom terraced house situated in a popular residential area within a flat walk to the towns' facilities. The accommodation includes 2 reception rooms, a charming kitchen/breakfast room with a separate utility room/sun room, 3 first floor bedrooms, shower room and an large attic room used as an additional bedroom. With further benefits such as gas central heating, a pleasant south-facing rear garden and a garage with accompanying parking space in front.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles.



Externally:

To the front of the property that is a small walled garden and steps connecting to the pavement of North View Avenue. To the rear is a superb south facing garden with laid grass and tall walls - a lovely sun-catching fully enclosed space.

Parking:

The Garage can be found at the rear of the property, offering a space in front for 1 single vehicle. Street parking is available the front of the property.

Tenure:

Freehold

Services:

Mains electricity, gas, water and drainage.

Council Tax Band: B

Energy Performance Rating: E

Directions

From our office in Bideford, follow the road to the right with the quay on your left, taking the first right into Bridgeland Street. As the road flows to the right, take the left hand turn and stay on this road until you reach the crossroads. Turn right passing Littlejohns Coal Yard, as you reach the mini roundabout, go straight across, taking the second left into North View Avenue.





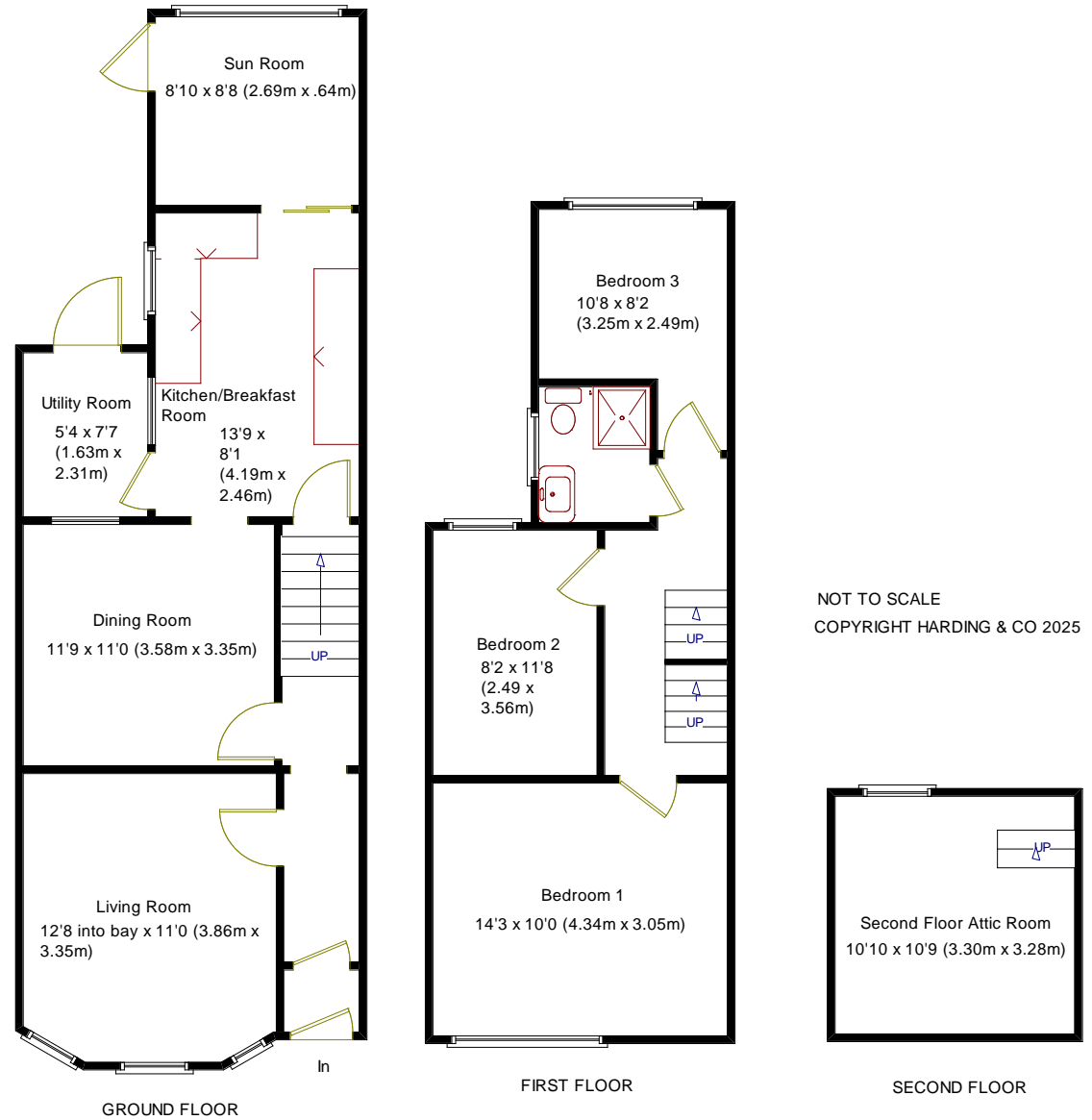
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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