



9 Avon Road
Bideford, Devon EX39 4BL

Price Guide: £199,950

HARDING & CO
ESTATE AGENTS & VALUERS

Positioned along a quiet road close to the popular schooling in East The Water is a well maintained 3 bedroom terraced house with a low maintenance garden and on-street parking. The house is classic of its period with two welcoming reception rooms and a generous kitchen on the ground floor with three bedrooms and a spacious shower room on the first floor.

This house on Avon Road is a promising prospect for a young family or retired couple looking to settle in the charming town of Bideford. The house is also being sold with no on-going chain.

Practically, the house boasts modern gas central heating and double glazing throughout.

9 Avon Road is only a short walk from the sought after infant and junior schools in East the Water and there is a local shop within a reasonable stroll. The house is within close proximity to the town centre of Bideford, 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 including shops, clubs, bars and restaurants along with infants, primary and secondary schools, Health Centre and Hospital. 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. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

Services: Mains electric, water & drainage and gas central heating system.

Energy Performance Certificate: TBC

Council Tax Banding: A

Directions: From the Harding & Co office located on the Pill, Kingsley Road. Follow the road towards the Quay and past the traffic lights until you reach a small round about. Take the first left, over the bridge to the second round about, and continue up the hill. Once up the hill, take the left turn into Torrington Lane followed by a right-hand turn into Avon Road where No.9 is located.





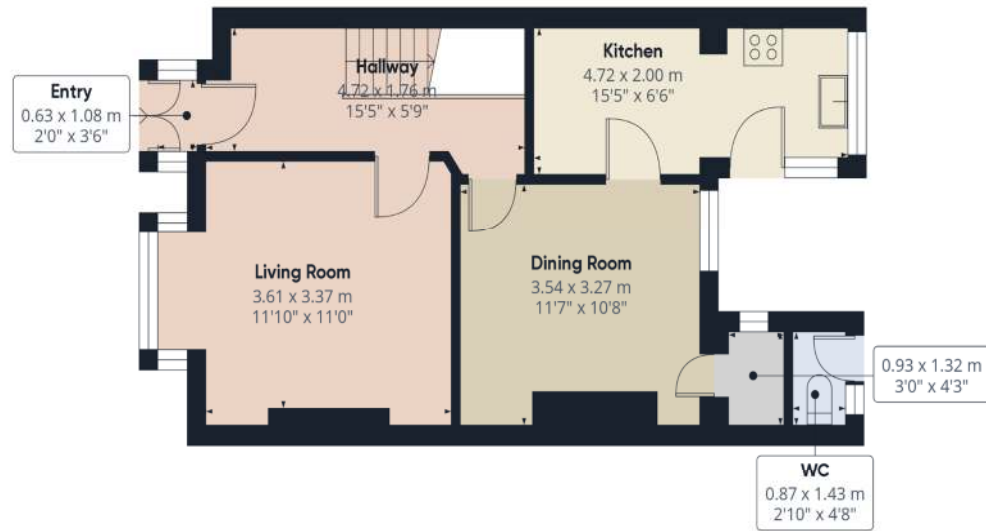
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Floor 0



Floor 1



Approximate total area⁽¹⁾

81.35 m²

875.62 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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