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GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.
Whilst 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 taken for any error, 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 guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay, proceed in a southerly direction, continuing straight across the roundabout at the end of the Old Bridge. At the next roundabout, turn right and proceed uphill, continuing around two sharp left-hand bends. Continue along this road until you reach Blights Garage on your right-hand side, then take the second turning on the right into Moreton Park Road. Take the second left into [road name], then the next left, and left again into Beech Bank. Number 13 is located at the end within a pedestrianised walkway.

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

Call 01237 879797

or email bideford@phillipsland.com

13 Beech Bank

Bideford, Devon EX39 3HG

Guide Price

£174,950

- Mid Terraced Bungalow
- Electric Heating
- Easy Access to Amenities
- 2 Bedrooms
- Front and Rear Gardens
- Unrestricted Parking Close By
- PVC Double Glazing
- Open Views
- No Onward Sales Chain!

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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13 Beech Bank comprises a modern mid-terraced bungalow, pleasantly situated within a pedestrianised walkway and within easy reach of local amenities, as well as a regular bus service into Bideford town centre. The property benefits from PVC double-glazed windows and doors, electric heating, and modern fittings to both the kitchen and bathroom.

Available to the market with no onward chain, the selling agents consider the property to be ideally suited to first-time buyers or, alternatively, as a retirement residence. An early inspection is strongly recommended to avoid disappointment.

Briefly, the accommodation comprises an entrance lobby leading into the hallway, which features an airing cupboard, loft access, and doors to all rooms. The living room is positioned to the rear of the bungalow and enjoys a picture window overlooking the garden, affording open views beyond. The kitchen offers ample storage and appliance space. There are two bedrooms and a well-appointed bathroom.

Bideford is a popular town and working port, with the town centre within easy reach of the property. Located on the banks of the River Torridge, the town offers a good selection of amenities, including a range of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 (Atlantic Highway) offers easy access to Barnstaple, North Devon's regional centre, which provides the area's main shopping, business and commercial facilities.

Services

Mains Electric Water and Drainage

Council Tax band

A

EPC Rating - TBA

E

Tenure

Freehold

Viewings

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

Room list:

Entrance Lobby and Hall

Living Room
4.11m x 3.61m (13'6" x 11'10")

Kitchen
3.30m x 2.36m (10'10" x 7'9")

Bedroom 1
3.35m x 3.35m (11' x 11')

Bedroom 2
3.35m x 2.44m (11' x 8')

Bathroom

Outside

To the front of the property there is a lawned garden area with a mature tree.

To the rear, the enclosed garden is partly paved and partly gravelled for ease of maintenance, providing an ideal space for pots and tubs. There is also a timber garden shed.

Unrestricted on-road parking is available just a few steps from the bungalow.