



## Fifty Nine Clovelly Road, Bideford, EX39 3DG

Price Guide £210,000

- South Facing Garden
- Easy Reach of Amenities
- Kitchen/Diner
- Well Proportioned Accommodation
- Popular Residential Area
- Garage & Parking Space
- Rolling Countryside Views
- No chain!

# Fifty Nine Clovelly Road, Bideford EX39 3DG

Introducing this well-proportioned three-bedroom home within the popular residential area of Bideford, within easy reach of the towns amenities. The home briefly comprises of a south facing kitchen/diner and separate lounge on the ground floor. The first floor offers 2 good sized double bedrooms with the master enjoying delightful south facing countryside views. A further well-proportioned single room and recently remodelled family bathroom. To the rear of the property is a south facing garden with level lawn and raised decking area that extends from the dining room. Early internal inspection is suggested to appreciate this charming home.



Council Tax Band: B



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### Lounge

12'1" x 11'5"

A cosy lounge with gas fire inset and large bay window that allows light to flood the room.

### Kitchen/Diner

15'9" max (narrowing to 8'6") x 13'2" (narrowing to 8'6")  
Fitted with a range of matching hand and eye level units, with built in electric oven and gas hob. Offering ample space for dining and a delightful south facing aspect onto the rear garden.

## First Floor

### Bedroom One

12'5" x 10'4"

Generous double room located to the rear of the property with a south facing aspect and views out over the countryside.

### Bedroom Two

12'1" x 11'2" max (narrowing to 7'6")

Further well proportioned double room.

### Bedroom Three

9'5" x 7'11"

A single room located to the front of the property.

### Bathroom

8'5" x 6'7"

This recently remodelled bathroom has been fitted with a modern white suite, comprising of bath with shower over, dual sinks, low level WC and heated towel rail.

### Outside

There is a small low maintenance courtyard area to the front of the property. To the rear of the property is a raised decked area that leads from the dining room, with steps down onto the lawn below. Further steps lead down to garage located at the rear of the rear of the property.

### Garage

13'7" x 9'10"

Accessed via an up and over door and handy side pedestrian access. Equipped with electric and light.

### Services

All mains services connected. Gas fired central heating.

Broadband: Standard broadband is available. Ofcom  
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## Directions

From Bideford Quay, head South towards Torrington going straight over the mini-roundabout at The Old Bridge and turn right at the next mini-roundabout onto Meddon Street. Follow Meddon Street up the hill as it bears around to the left (twice) until you get to Clovelly Road where the property will be found on your left hand side.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

