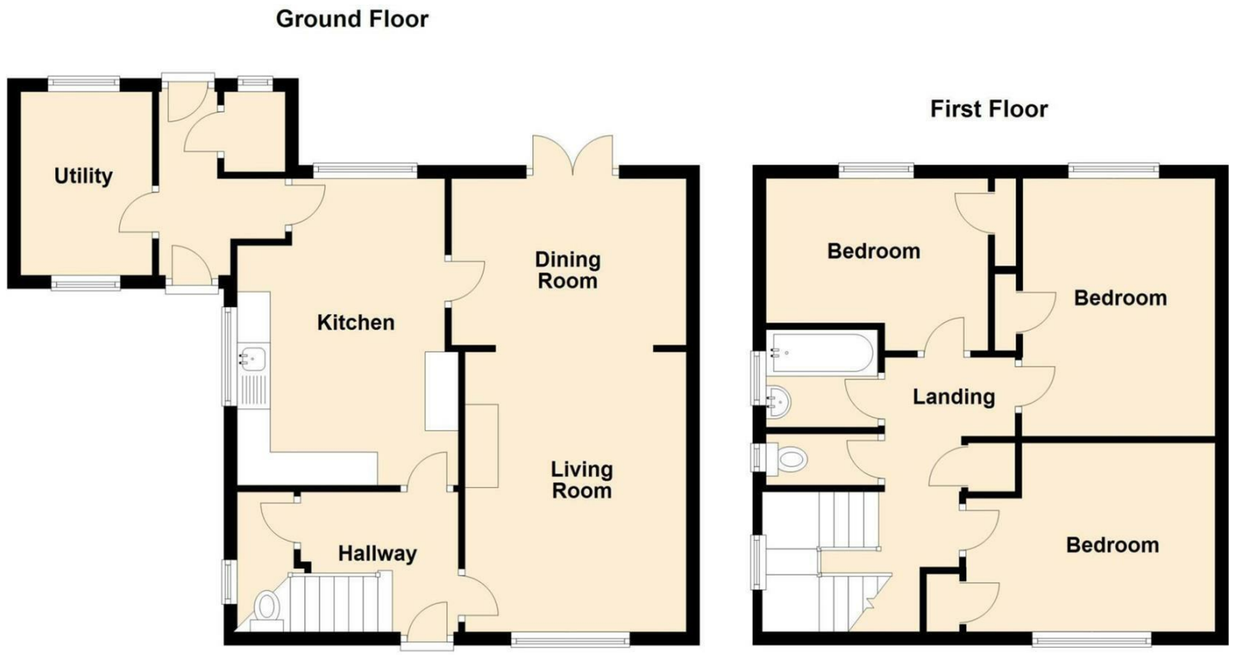


Total area: approx. 102.5 sq. metres (1103.4 sq. feet)

Plan produced using PlanUp.

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, take the first exit onto Clovelly Road and continue for a short distance. Turn left into Catshole Lane, where the property will be found shortly afterwards on the left-hand side. Number 1 will be clearly identified by our For Sale board.

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

Call 01237 879797

or email bideford@phillipsland.com

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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Our company registration number is 04753854 and we are registered in England and Wales.







1, Clovelly Gardens South

Bideford, Devon EX39 3DH

Guide Price

£265,000

- Flexible 3 Bedroom Semi-Detached House
- Handy Location Close To Town
- Far Reaching Views
- Parking & Garage
- No Onward Sales Chain
- MUST BE VIEWED





Occupying an excellent position on the western side of Bideford, this well-proportioned three-bedroom semi-detached home presents a fantastic opportunity for first-time buyers, investors, or those looking to take the next step on the property ladder.

Requiring little modernisation, the property offers tremendous scope for improvement and extension (subject to any necessary consents), making it an ideal project for families, investors or those seeking a long-term home.

One of the property's standout features is its generous plot. To the rear, the south-facing garden enjoys a delightful open outlook across the surrounding countryside, offering an excellent degree of privacy and ample space for landscaping, outdoor entertaining, or family enjoyment. The property also benefits from a garage, useful outbuildings, and additional rear access via a private lane.

The accommodation is bright, spacious, and well arranged throughout. The ground floor comprises two reception rooms, a generously sized kitchen/breakfast room, utility room, cloakroom, and useful storage. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC.

Outside is where the property truly comes into its own. Set on a substantial corner plot, it enjoys outstanding views from both the house and the gardens. The extensive outdoor space includes ample off-road parking, a garage, and large, well-established gardens, making it ideal for growing families, keen gardeners, or those with pets who require plenty of secure outdoor space.

Combining an enviable plot, countryside views, and exceptional potential, this is a rare opportunity to acquire a home with so much to offer.

Available with no onward chain, this is a home ready for its next chapter, offering buyers an exciting opportunity to unlock its full potential.

Services
All mains connected. Gas central heating.

Council Tax band
C

EPC Rating
C

Tenure
Freehold

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





Situation
The property is conveniently situated within walking distance of the historic port and market town of Bideford, which offers an excellent range of everyday amenities. These include a variety of independent shops and stores, a post office, banks, a medical centre, cafés, restaurants, public houses, and both primary and secondary schools, together with a wide selection of leisure and recreational facilities.

North Devon's stunning coastline is within easy reach, with the picturesque fishing village of Appledore and the glorious sandy beach at Westward Ho! just a short drive away, both served by a regular bus service. The highly sought-after village of Instow is also nearby and can be accessed via the scenic Tarka Trail. Renowned for its beautiful estuary beach, Instow is a favourite with families and dog walkers, and boasts a popular delicatessen, award-winning restaurants, a yacht club, and a seasonal passenger ferry providing access across the estuary to Appledore. Other renowned coastal destinations, including Croyde, Woolacombe, Ilfracombe, Hartland and Bude, are all within comfortable driving distance.

The nearby A39 provides excellent transport links to Barnstaple, the region's principal centre, offering a comprehensive range of High Street shops, leisure facilities, and a rail service to Exeter. From there, the North Devon Link Road provides convenient access to the M5 motorway and beyond.



Room list:

Entrance Hall

Ground Floor WC

Kitchen
4.62m x 3.03m
(15'1" x 9'11")

Living Room
4.22m x 3.37m
(13'10" x 11'0")

Dining Area
3.69m x 2.43m
(12'1" x 7'11")

Utility Room
3.49m x 2.05m

First Floor

Bedroom 1
3.79m x 2.92m
(12'5" x 9'6")

Bedroom 2
3.74m x 2.88m

Bedroom 3
3.36m x 1.93m

Barthroom

Garage