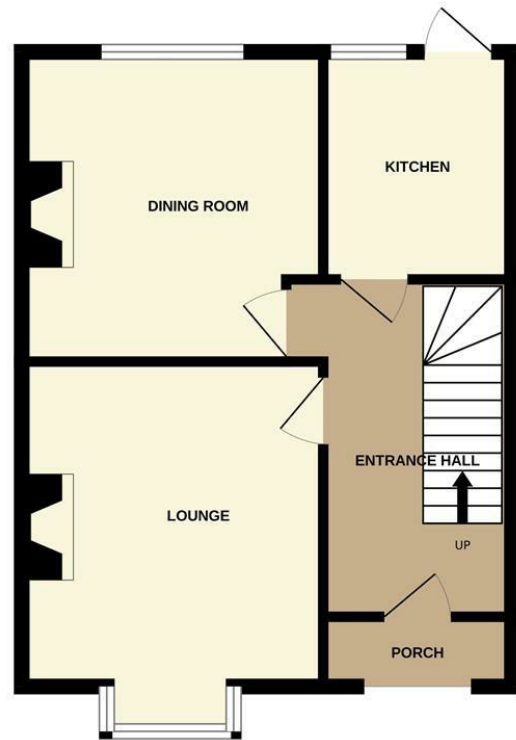


GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 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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Spacious House For Refurbishment
58 Clovelly Road, Bideford, EX39 3DG

Guide Price

£185,000

- House For Improvement
- 2 Reception Rooms
- Garage and Parking
- Mid Terraced
- PVC Double Glazing
- Southerly Facing to Rear
- 3 Bedrooms
- Gas Central Heating
- Pleasant Rural Views

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

Directions

From Bideford Quay front, depart in a westerly direction, proceeding straight across a roundabout at the end of the bridge, and at the next roundabout turn right, continuing uphill. Continue around 2 sharp left hand bends, and then passing the First In Last Out pub on your left. Pass through a zebra crossing, and shortly thereafter on your left hand side the property is identified by a for sale board.

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.



Room list:

Entrance Porch and Hall

Lounge
3.71m x 3.45m (12'2" x 11'4")

Dining Room
3.78m x 3.00m (12'5" x 9'10")

Kitchen
2.59m x 2.13m (8'6" x 7')

Bedroom 1
3.76m x 3.35m (12'4" x 11')

Bedroom 2
3.71m x 2.92m (12'2" x 9'7")

Bedroom 3
2.29m x 1.78m (7'6" x 5'10")

Bathroom

Overview

58 Clovelly Road is a mature, mid terraced period house, southerly facing to the rear, with accommodation on 2 storeys, which is in need of modernisation and improvement. The generous sized and adaptable accommodation boasts PVC double glazing, and gas fired radiator central heating, with views to both front (to the Torridge Bridge in the distance) and rear elevations. Offered to the market vacant, with no onward sales chain, Phillips Smith and Dunn Estate Agents advise that once refurbished, this property has the ability to provide a most comfortable family residence, within easy reach of local amenities!!

Briefly the accommodation provides a recessed entrance porch leading to the entrance hall, with a staircase to the first floor accommodation. The lounge has a feature bay window, the dining room boasts southerly facing views to open countryside. The kitchen has storage facilities, appliance space, and a door to the rear of the property. The first floor landing has a storage cupboard and access to the loft. There are 3 bedrooms - 2 double rooms and a single room, along with a bathroom.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devon's Regional Centre, housing the areas main shopping, business and commercial venues.

Outside

To the front of the property is a small fore area. The rear of the house is southerly facing, with views to open fields. There is a dilapidated former annexe having various rooms, offering potential for reinstatement, along with a SINGLE GARAGE in front of which unrestricted parking is available. Additional unrestricted on street parking is available in the vicinity.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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

