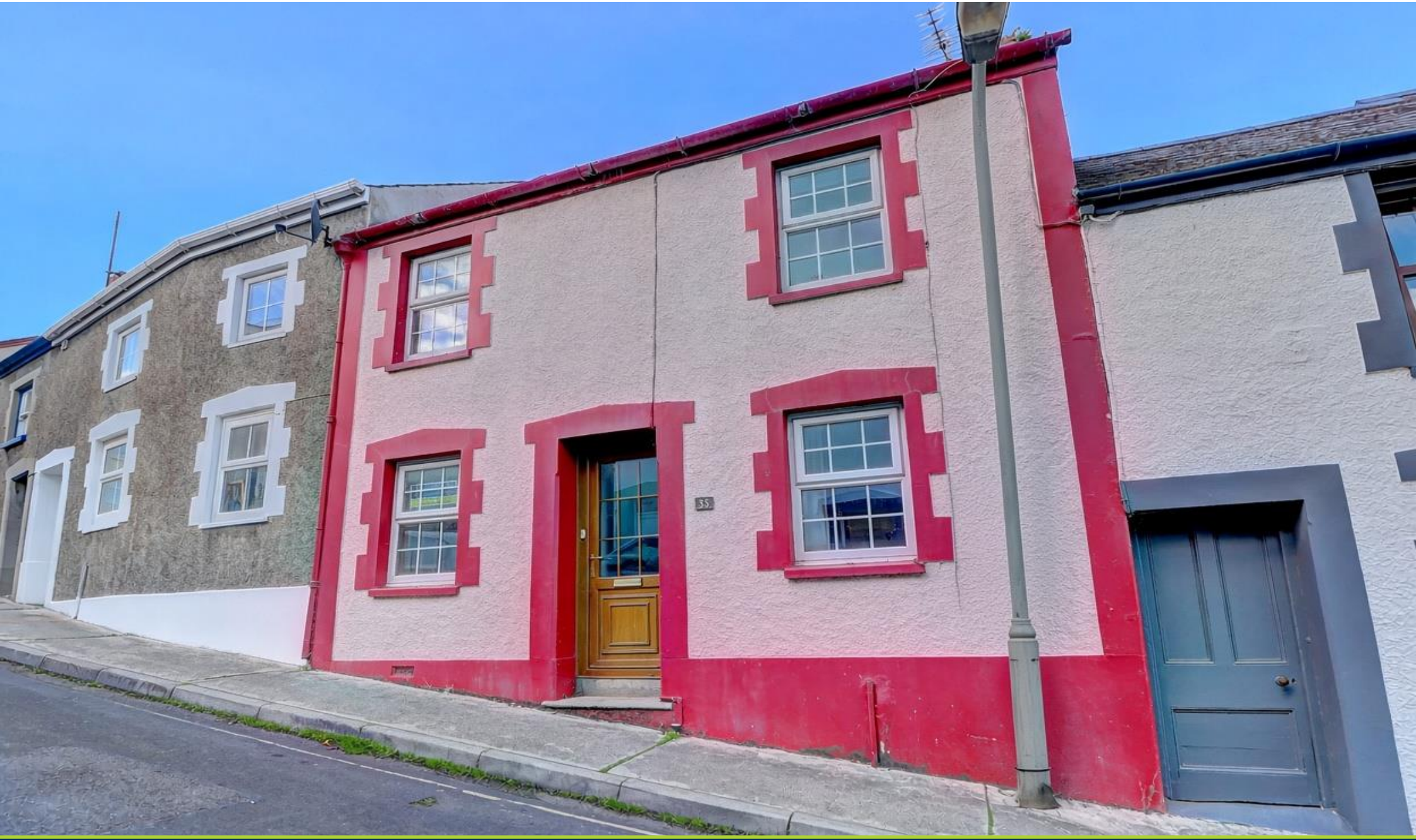


33 Coldharbour

Bideford, Devon EX39 2NH

Price Guide: £185,000

HARDING & CO
ESTATE AGENTS & VALUERS

Nestled in the charming area of Coldharbour, Bideford, this delightful 3 bed terraced house presents an excellent opportunity for those seeking a comfortable family home or a sound investment. Spanning an impressive 780 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. On road residents permit parking and car parks nearby.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house is equipped with uPVC double glazing, ensuring warmth and energy efficiency throughout the seasons. The gas central heating system further enhances the comfort of this lovely home.

One of the standout features of this property is the large rear garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a rare find in a town centre location, allowing for both convenience and tranquility.

Situated in a convenient town centre location, residents will benefit from easy access to local amenities, shops, and transport links, making daily life a breeze. With no chain and vacant possession, this property is ready for you to move in and make it your own.



Entrance Door to;

Lounge Room / Dining Room
18'9" (5.72m) x 12'5" (3.81m)
Two front facing windows providing plenty of light into the room. Feature fireplace and stairs to first floor.

Kitchen
11'7" (3.54m) x 6'11 (2.13m)
Fitted kitchen with matching units and wall mounted gas boiler. Door to rear garden.

Family Bathroom
White suite comprising bath with shower over, w.c. and pedestal wash hand basin.

First Floor

Bedroom 1
11'5" (3.50m) x 10'6" (3.22m)
Window to the front of the property.

Bedroom 2
12'2" (3.71m) x 8'0" (2.44m)
Window overlooking the rear garden.

Bedroom 3
8'11" (2.72m) x 8'0" (2.44m)
Window to the front of the property.

Outside
Private enclosed south facing garden with generous patio area and lawn.

Services
Gas central heating, PVCu double glazing, mains water, electric and drainage.

Council Tax Band: B

Energy Performance Rating: D

Local Authority is Torridge District Council.

Directions
The property is within walking distance of all town centre amenities. From our office on Kingsley Road, go left and turn left onto Chingswell Street. Go up the hill and at the top go the right of the public house and continue up the hill. 33 Coldharbour will be found half way up on the right-hand side.









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APPROX. 780 SQFT LIVING AREA

(NOT TO SCALE)

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.







