



20 Royston Road, Bideford, EX39 3AN

Price Guide £229,950

- Popular Residential Location
- Private Rear Garden
- Three Double Bedrooms
- Character Features
- Open-Plan Kitchen/Living
- Close to Amenities
- Spacious Attic Room
- Ideal Family Home

20 Royston Road, Bideford EX39 3AN

Located on the popular Royston Road in the heart of Bideford, this charming terraced home offers a wonderful balance of character and modern living. With three well-proportioned bedrooms and an additional attic room, the property provides generous space ideal for families or those needing room to grow. At the centre of the home is a beautifully presented open-plan living area —perfect for hosting friends and family. There are also two separate reception rooms, offering flexibility for a home office, playroom, or snug. To the rear, a private garden provides a peaceful space to relax or enjoy alfresco dining. With Bideford's schools, shops, and beautiful coastal walks all within easy reach, this home ticks every box, whether you're searching for your next family home or a sound investment.



Council Tax Band: B



Ground Floor

Entrance Hall

Welcomes you into the home.

Lounge

12'3" x 11'5"

A bright and spacious room featuring a large bay window that fills the space with natural light, complemented by a charming feature fireplace.

Kitchen/Diner

18'6" x 17'3"

An open-plan space ideal for modern family living and entertaining. The kitchen is well-equipped with a range of matching wall and base units, built-in fridge/freezer, oven with hob and extractor, integrated dishwasher, sink with drainer, and generous worktop space. There's ample room for seating and dining, with French doors opening out to the rear garden.

First Floor

Bedroom One

12'6" x 10'2"

A generously sized double bedroom situated at the rear of the property, offering a quiet and private outlook over the garden.

Bedroom Two

11'5" x 9'4"

A further well-proportioned double bedroom

Bedroom Three

7'11" x 6'11"

A spacious single room, perfect for use as a home office, nursery or occasional guest bedroom.

Bathroom

A contemporary four-piece suite featuring a walk-in shower cubicle, bath, low-level WC, and a hand wash basin with heated towel rail.

Second Floor

Attic Room

14'2" x 12'9"

The attic room, currently used as a double bedroom, is a spacious and bright area featuring a Velux window that floods the room with natural light. There is ample space to accommodate a large double bed and additional furniture.

Outside

To the front, a small garden area with seating provides a welcoming space, while the rear garden features a patio perfect for alfresco dining. The garden is mostly laid to lawn, bordered by a wooden fence and mature shrubs and plants. Additionally, there is an outbuilding offering handy extra storage.

Outbuilding

Ideal as an outdoor store, workshop or hobbies room. Fully equipped with electric and lighting.

Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

From our offices on Bideford Quay, proceed up the High Street turning left at the top. Take the next right at the crossroads into Abbotsham Road. Proceed along the road passing the hospital on your right. When you reach the cross roads with traffic lights, turn left into Royston Road. The property will be found approximately halfway up the road on your right hand side.



Viewings

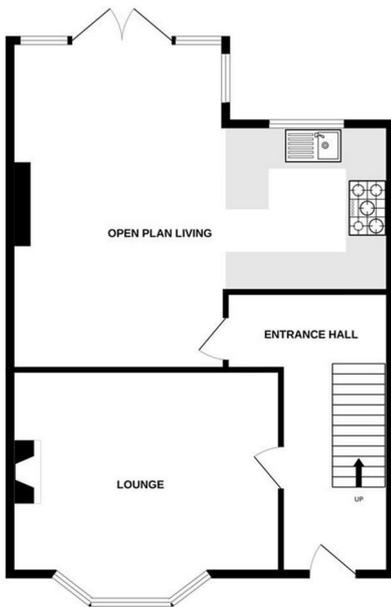
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

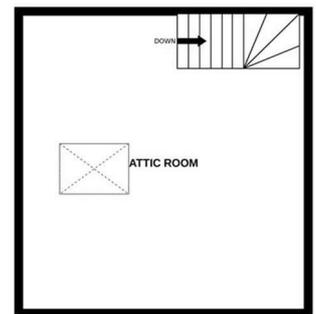
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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