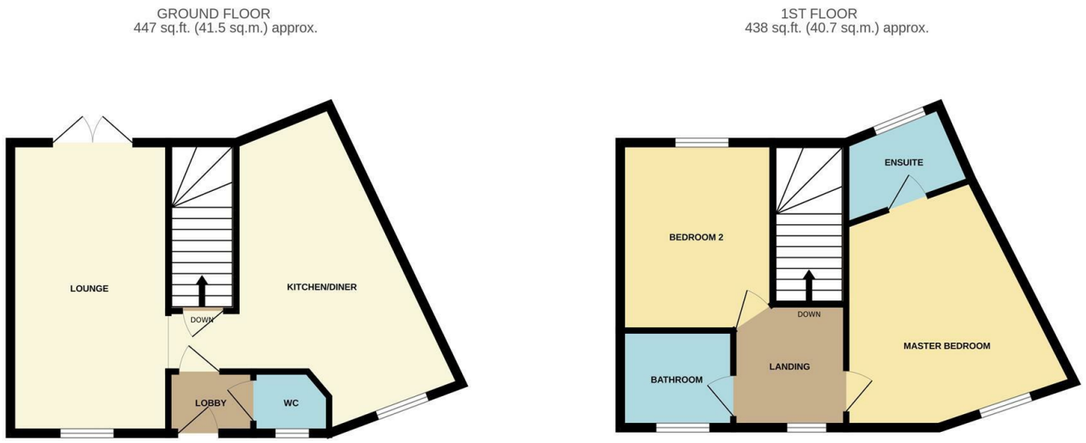



## Directions

From Bideford quay front, cross the River Torridge via the Old Bridge, and at a roundabout continue straight across, proceeding under a bridge and uphill. Take the 3rd turning on your right into Boards Court, where number 12 is identified by a for sale board.

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

Call 01237 879797

or email bideford@phillipsland.com

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# Modern House Close to Town

12 Boards Court, Bideford, EX39 4FJ

Guide Price

**£225,000**

- Modern Mid Terraced House
- Gas Central Heating
- Southerly Facing Rear Garden
- Close to Town Centre
- 2 Double Bedrooms.
- An Ideal First Purchase!
- PVC Double Glazing
- Garage
- No Onward Sales Chain!!





Boards Court is a small development of modern properties, set on the site of the former 'Boards Garage', all located affording easy access into Bideford town centre. Number 12 boasts spacious PVC double glazed and gas centrally heated two double bedroomed accommodation on two storeys, which is available to the market with no onward sales chain!! Ideally suited for a first time buyer, Phillips Smith and Dunn as selling agents, recommend an early internal inspection to avoid disappointment!

Briefly the accommodation proves a canopy entrance porch giving access to an entrance lobby, off of which is a ground floor WC. Running the length of the house is a dual aspect lounge, with french doors leading to the rear garden, which has open access to the kitchen/diner, well appointed with ample storage cupboards, an integral oven and hob, and space for further appliances. A staircase leads from the lounge to the first floor landing, having loft access, whilst there is a generous sized master bedroom, with an en-suite shower room, along with a further double bedroom, and an adjacent bathroom with a 3 piece suite.

Bideford is a popular market town and working port located on the banks of the River Torridge. It offers a good selection of amenities, including a variety of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 Atlantic Highway provides easy access to Barnstaple, North Devon's regional centre, which offers the area's main shopping, business, and commercial facilities.

## 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





## Outside
To the front of the property is a small garden area, ideal for pots, tubs etc, with to the rear an enclosed southerly facing garden, which is laid to a patio area and lawn, with an external tap, and which benefits from pedestrian access. From the rear garden a door gives access to a SINGLE GARAGE 18'2 x 8'5" with an up and over door.

AGENTS NOTE - The property is subject to an annual service charge of £240 to cover the upkeep and maintenance of the common parts of the development. Some of the furnishings within the property may be available by separate negotiation.



## Room list:

**Entrance Lobby**

**Ground Floor WC**

**Living Room**
5.49m x 3.00m (18' x 9'10")

**Kitchen/Diner**
irregular shape (irregular shape)

**Master Bedroom**
irregular shape (irregular shape)

**En-Suite**

**Bedroom 2**
3.48m max x 2.90m (11'5" max x 9'6")

**Family Bathroom**