



## 13 Rockmount Terrace Pitt Lane, Bideford, EX39 3HX

Asking Price £195,000

- Three-bedroom terraced home
- Rear garden with estuary glimpses
- Close to Bideford town centre
- Scope to personalise
- Spacious, light-filled accommodation
- Potential for off-road parking
- Ideal for first-time buyers or investors
- No onward chain

# 13 Rockmount Terrace Pitt Lane, Bideford EX39 3HX

Nestled along Pitt Lane in Bideford, this charming three-bedroom terraced home presents an excellent opportunity for families and first-time buyers alike. Offering spacious and well-planned accommodation throughout, the property has been thoughtfully arranged to maximise natural light and flow, creating a warm and inviting living environment. A particular highlight is the rear garden, where you can enjoy glimpses of the estuary — a peaceful setting perfect for relaxing or entertaining. The property also offers potential to create off-road parking, a valuable addition in this location. Conveniently positioned close to Bideford town centre and its range of amenities, this home combines practicality with charm. With scope to personalise and add value, Pitt Lane represents a fantastic opportunity not to be missed.



Council Tax Band: A



## Location

Rockmount Terrace in Bideford offers a peaceful, elevated setting, nestled just above the town, it enjoys a quiet residential feel while still being within easy reach of Bideford's historic quayside, independent shops, and local cafés. The terrace itself is known for its characterful homes and attractive outlook, often with glimpses across the River Torridge or surrounding greenery.

Bideford, a vibrant North Devon town, blends maritime heritage with modern convenience. Its scenic riverside, bustling pannier market, and access to the Tarka Trail make it especially appealing for those who enjoy outdoor living. With nearby beaches such as Westward Ho! and the rolling countryside of North Devon close at hand, the area provides an ideal balance of coastal beauty and everyday practicality.

## Ground Floor

### Entrance Hall

### Lounge/Diner

### Kitchen

### Hobbies Room

## WC

## First Floor

### Bedroom One

### Bedroom Two

### Bedroom Three

## Bathroom

## Outside

The property also benefits from a private rear courtyard garden with an outside storage area. There are lovely glimpses of the estuary, and there is also potential to create parking from the road, if desired.

## Services

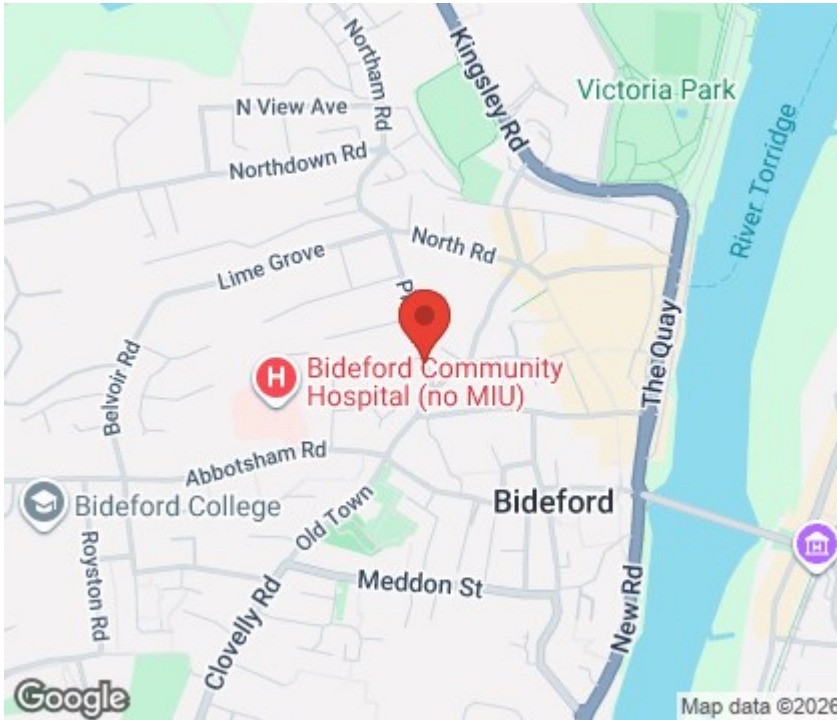
All mains services connected. Gas fired central heating. Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

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 office on Bideford Quay proceed up the high street, when reaching the top take the right hand turning onto Pitt Lane and proceed down the hill, where 17 Rockmount Terrace will be found on your left hand side.

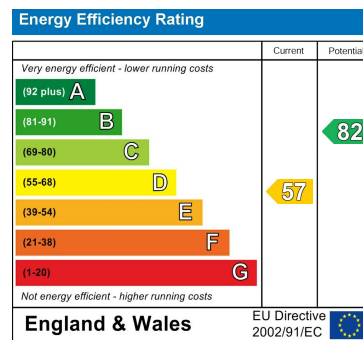


## Viewings

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

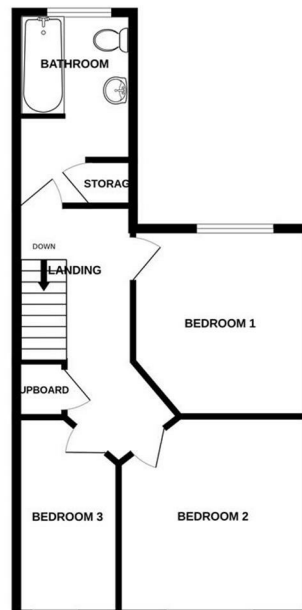
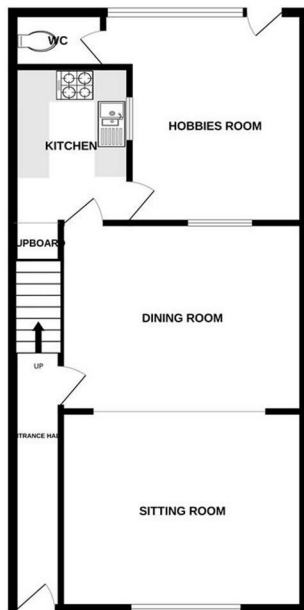
## EPC Rating:

D



GROUND FLOOR

1ST FLOOR



While 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. Made with Metropix (2020)