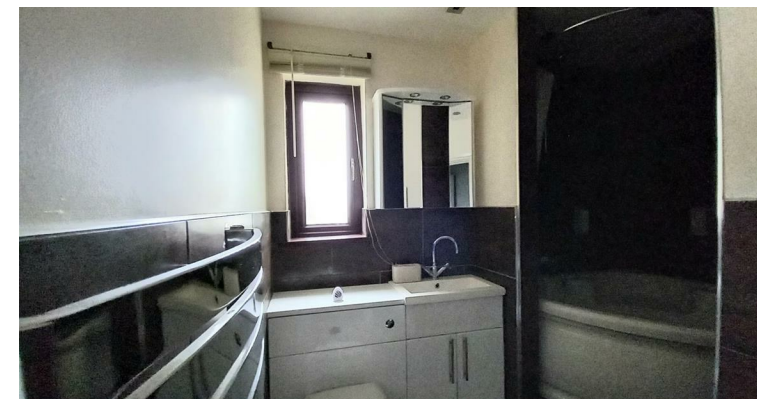




TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## House Needing Improvement

78 Clovelly Road, Bideford, EX39 3DG

Guide Price

**£185,000**

- End Terraced Period House
- Double Glazing
- Front and Rear Gardens
- 3 Bedrooms
- Spacious Adaptable Accommodation
- An Ideal family Residence
- 2 Reception Rooms
- Close to Amenities
- No Onward Sales Chain!!

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

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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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## Overview

78 Clovelly Road comprises a substantial end terraced period house which is in need of some improvement. Offering spacious and adaptable accommodation on 2 storeys, which benefits from double glazing, the selling agents Phillips Smith and Dunn, suggest that once improved it is thought that the property would provide a most comfortable family residence. Offered to the market with no onward sales chain, an early inspection is advised to avoid disappointment!!

Briefly the accommodation provides an entrance porch, leading to a welcoming entrance hall, having storage cupboards and stairs to the first floor accommodation. There is a generous sized lounge with a feature magnificent fireplace, with a bay window, and a dual aspect dining room with a feature fireplace. The 22' kitchen is in need of improvement. To the first floor are 3 bedrooms ( 2 doubles and a single), and 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.

## Services

All Mains Services Available

Council Tax band -  
Band B

EPC Rating - TBA  
G

Tenure - Freehold  
Freehold

## Viewings

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



## Outside

To the front of the property is a wooden pedestrian entrance gate with the front garden being gravelled for ease of maintenance. To the rear is an enclosed courtyard, with side access via a wooden gate, and leading to a 'man cave' part created from the former garage.



## Room list:

### Entrance Porch and Hall

**Lounge**  
4.09m x 4.01m (13'5" x 13'2")

**Dining Room**  
4.45m " x 3.15m (14'7 " x 10'4")

**Kitchen**  
6.81m maiximum x 3.05m maximum  
(22'4" maiximum x 10' maximum)

**Bedroom 1**  
5.18m x 3.66m (17' x 12')

**Bedroom 2**  
4.50m maximum x 3.30m maximum  
(14'9" maximum x 10'10" maximum)

**Bedroom 3**  
3.05m x 2.18m (10' x 7'2")

### Bathroom