



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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 operation or efficiency can be given.
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Directions

From Bideford Quay Front, proceed east out of the town. At Heywood Roundabout, turn left onto the A39. Continue straight through a set of traffic lights, and at the next roundabout at Abbotsham Cross, turn right, following signs for Abbotsham, and proceed into the village. Pass the school on your right, then at the next crossroads turn left, followed by a left into St Helens, which leads to Pump Lane, where Fieldview, 3 Coronation Terrace 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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Guide Price

£279,950

Period Cottage Close to Coast

Fieldview, 3 Coronation Terrace Pump Lane, Abbotsham, Bideford, EX39 5AY

- Mid Terraced Period Cottage
- PVC Double Glazing
- Front and Rear Gardens
- Internal Inspection Advised!
- 3 Bedrooms
- Far Reaching Views
- Close to Coast!
- 2 Reception Rooms
- Popular Village Location
- No Onward Chain

Room list:

Entrance Lobby

Sitting Room

4.19m maximum x 2.74m + bay window (13'9" maximum x 9' + bay window)

Dining Room

3.61m x 3.25m (11'10" x 10'8")

Kitchen

2.97m x 2.44m (9'9" x 8')

Bedroom 1

4.57m x 2.92m (15' x 9'7")

Bedroom 2

4.57m maximum x 3.96m maximum (15' maximum x 13' maximum)

Bedroom 3

3.28m x 2.79m (10'9" x 9'2")

Bathroom

3.20m x 2.44m (10'6" x 8')



Fieldview, 3 Coronation Terrace is a most attractive mid-terraced period cottage, full of charm and character. The accommodation, spread over three storeys, features period fireplaces, picture rails, exposed flooring, and other character elements, while also benefiting from PVC double glazing, electric heating, and rural views to both the front and rear elevations. The property is pleasantly situated on the edge of the village, within walking distance of the North Devon coastline. Phillips Smith and Dunn, as selling agents, recommend an early viewing appointment to avoid disappointment.

Briefly, the accommodation comprises an entrance lobby leading to a sitting room with a feature bay window. Beyond the sitting room is a dining room with a wood-burning stove set within a feature fireplace, and the room offers ample storage facilities. Off the dining room lies the kitchen, fitted with units and appliance space. On the first floor are two bedrooms, each with feature fireplaces, and a generously sized bathroom with an airing cupboard. The second floor houses a spacious dual-aspect bedroom, enjoying rural views to both the front and rear of the property.

Abbotsham is a highly sought-after village nestled among North Devon's undulating countryside, offering walks leading to the stunning nearby coastline. Local amenities include a primary school and the popular Thatched Inn, both within easy walking distance. The town of Bideford, located on the banks of the River Torridge, is a working port with regular sailings to Lundy Island and offers retail facilities, including the Affinity Shopping Mall and other out-of-town supermarkets. North Devon's rugged coastline is within walking distance, with the coastal village of Westward Ho! and its long golden Blue Flag beach just a few minutes' drive away. Barnstaple, North Devon's regional centre, located on the banks of the Rivers Taw and Yeo, houses the area's main shopping, business, and commercial venues and is approximately 20–25 minutes' drive from the property.



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Services

Mains electric water and drainage

Council Tax band

B

EPC Rating - TBA

E

Tenure

Freehold

Viewings

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

