



## 31 Chanters Road, Bideford, EX39 2QN

Offers Over £260,000

- Highly Sought After Location
- Garage
- Short Walk Into Town
- Close to Amenities
- Some Updating Required
- Delightful Park Views
- Residents Parking Scheme Available
- Local Primary School Nearby
- Family Home

# 31 Chanters Road, Bideford, EX39 2QN

Commanding a convenient position close to town, we are delighted to offer this 3-bedroom end-terrace home just a short stroll from Bideford Quay, Victoria Park and the ever-popular St Mary's Primary School. The property requires updating and improvement throughout, but offers well-planned accommodation with excellent potential. The ground floor briefly comprises a lounge, dining room, kitchen and sun room/utility, while the first floor provides three good-sized bedrooms and a family bathroom. This home presents an ideal opportunity for a buyer looking to add value and put their own stamp on the property.



Council Tax Band: C



## GROUND FLOOR

### Lounge

12'10" x 12'4"

Spacious lounge featuring a large bay window that floods the room with natural light and offers a charming window seat.

### Dining Room

12'4" x 10'11"

Dining room with characterful feature fireplace and doors opening into the sunroom/conservatory.

### Kitchen

9'11" x 8'6"

A prospective buyer may choose to modernise the kitchen; however, it is currently equipped with a range of hand- and eye-level units, a sink with drainer, and a freestanding oven with extractor above.

### Utility

12'7" x 6'9"

Providing space and plumbing for a washing machine and tumble dryer.

## FIRST FLOOR

### Bedroom One

15'1" x 11'11"

The main bedroom is a generously sized double, featuring a large bay window with views over the park and benefiting from full-length built-in wardrobes.

### Bedroom Two

11'8" x 11'3"

A further double bedroom.

### Bedroom Three

9'11" x 7'8"

A small double bedroom.

### Bathroom

Comprising a bath with shower over, low level WC and wash hand basin.

### Outside

The property is accessed via a flight of steps, leading to a small front garden area. The rear garden, which can be reached through the house or a side gate, is primarily hardstanding with well-established shrub borders.

### Services

All mains connected. Gas fired central heating.

Broadband: Standard broadband is available - Ofcom

indicates  
1800 Mbps

Mobile C  
VODAFO  
supply or  
contactin





## Directions

From Bideford Quay proceed North along Kingsley Road, passing Morrisons supermarket on your right hand side, and take the second right into Chanters Road. Follow this road until reaching number 31 on your left 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			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST 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 misstatement. 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 MetreX 02025