



TOTAL FLOOR AREA: 1123 sq ft. (104.3 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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## Close to Town Centre

11 North Road, Bideford, EX39 2NW

Guide Price

**£145,000**

- Mid Terraced Period House
- Bath and Shower Rooms
- On Road Permit Parking
- 2 Double Bedrooms
- Part PVC Double Glazing
- Level Walk to Town Centre
- 2 Reception Rooms
- Gas Radiator Central Heating
- 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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## Room list:

### Entrance Porch

### Sitting Room

3.61m maximum x 3.45m maximum  
(11'10" maximum x 11'4" maximum)

### Dining Room

4.32m x 3.51m (14'2" x 11'6")

### Kitchen

3.28m x 1.65m + 1.88m x 1.60m  
(10'9" x 5'5" + 6'2" x 5'3")

### Ground Floor Shower Room

### Bedroom 1

3.51m x 2.67m (11'6" x 8'9")

### En-Suite Bathroom

3.35m x 1.83m (11' x 6')

### Bedroom 2

3.66m x 3.66m (12' x 12')

## Overview

11 North Road is a traditional mid terraced period house with accommodation on 2 storeys, which boasts partial PVC double glazing, and gas fired radiator central heating. Set affording easy level access in to Bideford town centre, the property which has period features including fireplaces, picture rails etc, is thought to be ideally suited for first time buyers, or alternatively, as a retirement residence. Available to the market with no onward sales chain, your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides an entrance porch, leading to a cosy sitting room with a bay window and feature fireplace with a living flame gas fire, beyond which is a spacious dining room, having a staircase to the first floor accommodation, with to the rear, a well appointed modern 'L' shaped kitchen with ample storage and appliance space, and a ground floor shower room. To the first floor are 2 double bedrooms, one of which has an en-suite bathroom, fitted with a 3 piece suite.

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

A

## EPC Rating - TBC

D

## 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 fore garden, ideal for pots tubs etc. On road parking is available to the front of the house, by means of residents permit. To the rear of the house is an enclosed walled garden, affording a high degree of privacy, with a flagstone patio area, lawned area with flower borders, a timber garden shed, and a further store.

