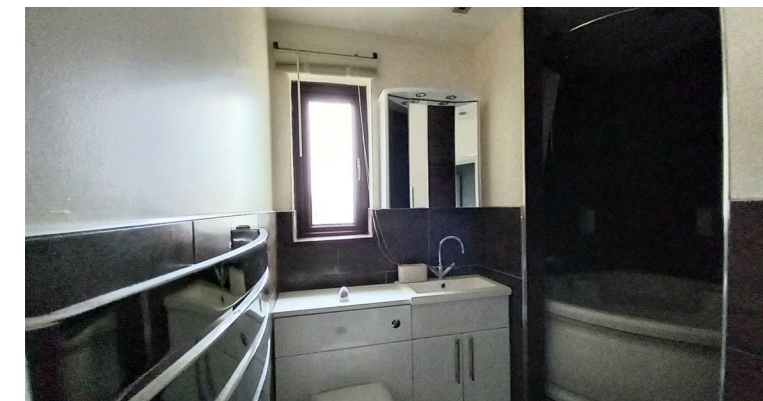




TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix ©2025



House Needing Improvement
78 Clovelly Road, Bideford, EX39 3DG

Guide Price

£170,000

- 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

Directions
From Bideford Quay front, depart in a westerly direction, proceeding straight across a roundabout at the end of the bridge, and at the next roundabout turn right, continuing uphill. Continue around 2 sharp left hand bends, and then passing the First In Last Out pub on your left. Pass through a zebra crossing, looking out for the next turning on your right, where number 78 is located on the left hand side, easily identified by a for sale board.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



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

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.

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.

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

