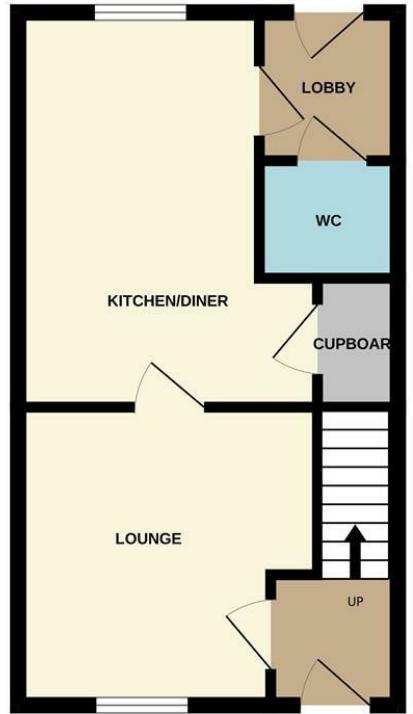


GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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

## Directions

From Bideford quay front, depart in a westerly direction, proceeding straight across a roundabout at the end of the Old Bridge. At the next roundabout turn right, continuing uphill, and around a sharp left hand bend. Ackland Close is a short distance along on the left hand side. Turn into Ackland Close, and immediately left again into a parking area at the rear of the house.

**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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Our company registration number is 04753854 and we are registered in England and Wales.



Guide Price

**£160,000**

## Modern 2 Bedroomed House

2 Ackland Close, Bideford, EX39 2BY

- Modern Mid Terraced House
- PVC Double Glazing
- 2 Bedrooms
- Southerly Facing Rear Garden
- Summerhouse
- Easy Access to Town Centre!!
- Gas Central Heating
- Designated Parking
- Inspection Advised!!!



## Room list:

### Entrance Porch

### Lounge

3.51m maximum x 3.30m maximum  
(11'6" maximum x 10'10" maximum)

### Kitchen/Diner

4.32m x 2.64m (14'2" x 8'8")

### Rear Lobby

### Ground Floor WC

### Bedroom 1

4.27m x 2.74m maximum (14' x 9' maximum)

### Bedroom 2

4.01m x 2.26m (13'2" x 7'5")

### Bathroom

1.88m x 1.83m (6'2" x 6')

## Overview

2 Ackland Close is a modern 2 storey mid terraced PVC double glazed and gas centrally heated house having well proportioned accommodation, and being within easy reach of Bideford town centre. Phillips Smith and Dunn as selling agents recommend an early internal inspection for those seeking a property for first-time-buyers, or alternatively as a buy-to let property.

Briefly the accommodation comprises of an entrance porch with a staircase to the first floor, a lounge with access through to a well appointed kitchen/diner, with some integral appliances and space for others, continuing through to a rear lobby giving access to the rear garden, and also to a ground floor WC. To the first floor is a landing with an airing cupboard and a further storage cupboard, 2 bedrooms, one with an integral wardrobe, and a bathroom 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 Devons Regional Centre, housing the areas main shopping, business and commercial venues.

## Services

All Mains Services Available

**Council Tax Band - B**

**EPC Rating - Band B**

**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 an area suitable for tubs etc. To the rear is an enclosed southerly facing garden, paved for ease of maintenance, with a timber summerhouse, and hot and cold outside taps. To the rear of the property is a designated parking facility, along with visitor parking spaces.

AGENTS NOTE - There is an annual charge of £250, payable monthly, to cover the upkeep of the communal parts of Ackland Close.