



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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House With Superb Views

36 Churchill Road, Bideford, EX39 4HG

Offers In Excess Of

£175,000

- Mid Terraced House
- Far Reaching Views over Bideford
- Designated Parking
- PVC Double Glazing
- 3 Bedrooms
- Front & Rear Gardens
- Electric Heating
- 2 Reception Rooms
- Inspection Advised!!

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email 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

Entrance Hall

Cloakroom

Lounge
3.35m x 3.23m (11' x 10'7")

Dining Room
3.53m x 2.59m (11'7" x 8'6")

Kitchen
3.28m x 2.54m (10'9 x 8'4")

Utility Room

Store Room
3.05m x 1.42m (10' x 4'8")

First Floor Landing

Bedroom 1
4.32m x 2.57m (14'2" x 8'5")

Bedroom 2
3.35m x 3.25m (11' x 10'8")

Bedroom 3
2.57m x 2.49m (8'5" x 8'2")

Bathroom
3.30m x 1.60m (10'10" x 5'3")

Overview

Available to the market for the first time in nearly 20 years is this mid terraced PVC double glazed and electrically heated 3 bedrooomed 2 reception roomed house with superb views over the town of Bideford and beyond. Ideally Suited to provide a comfortable family residence, your early inspection is advised to avoid disappointment.

Briefly the accommodation comprises of, an entrance porch leading to a spacious entrance hall with WC off, a light and airy lounge, a dining room leading through to the well appointed kitchen with a larder cupboard, off of which is a utility area, and a store room, which could also be used as a study/playroom etc. To the first floor are 3 bedrooms, the 2 rear bedrooms benefitting from the views as previously mentioned. There is also a well appointed bathroom.

Outside

To the front of the house is a garden area laid to lawn with a concreted path leading to the front door. To the rear is an enclosed garden laid to a paved area and further gravelled area along with a timber garden shed. Adjacent to the rear garden are 2 allocated parking spaces - unrestricted on road parking is available to the front of the property.

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

Mains services available

Council Tax band

A

EPC Rating TBA

D

Tenure

Freehold

Viewings

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

