

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



Guide Price

£175,000

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.

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

- 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!!



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 maximum x 3.05m maximum (22'4" maximum 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.

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

