



ELMDALE ROAD, BIDEFORD
TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 Hesign 02024.



Directions

From Bideford Quay, head North and continue on Kingsley Road passing Morrisons Supermarket. Take the left hand turn into Alexandra Terrace and continue to the end. Turn left onto Northam Road and left again onto Elmdale Terrace where the property will be found after a short distance on the right hand side.

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

Call 01237 879797
or email bideford@phillipsland.com

12 Elmdale Road

Bideford, EX39 3LF

£234,950

- Spacious 3 Bedroom Terraced Home
- Well-Planned Accommodation
- South-Facing Garden
- Popular Residential Location
- Level Walk To Town
- Close To Bideford Quay
- No Onward Chain

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Entrance Hall - This inviting space welcomes you into the home with a convenient porch and inner hallway providing stairs to the first floor.

Dining Room - 3.47m max x 3.42m (11'4" max x 11'2") - A spacious reception room with bay window, found at the front of the home.

Sitting Room - 5.32m x 3.71m narr. to 2.61m (17'5" x 12'2" narr. to 8'6") - Open to the kitchen, this comfortable reception area also opens to the garden room and provides useful understairs storage.

Kitchen - 4.53m x 1.86m (14'10" x 6'1") - Fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units, space for a cooker, fridge/freezer, space and plumbing for a washing machine and door to outside.

Garden Room - 2.86m x 2.34m (9'4" x 7'8") - A comfortable multi-purpose space with double doors to the rear.

First Floor

Bedroom One - 3.65m x 3.36m (11'11" x 11'0") - A spacious double bedroom with bay window, found at the front of the home.

Bedroom Two - 3.65m x 3.36m (11'11" x 11'0") - A spacious double bedroom found at the rear of the home.

Bedroom Three - 2.59m x 1.86m (8'5" x 6'1") - A good-sized single bedroom, that could be utilised as a nursery, home office or dressing room, found at the front of the home.

Bathroom - Fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin.

Outside - The property is approached at the front by a small courtyard whilst to the rear is a delightful South-facing garden taking full advantage of the sun throughout the day. There is also convenient rear access via a private lane. On road parking is available on a first come, first served basis.



Conveniently located within an easy, level walk from the town centre, this spacious 3 bedroom mid-terraced home boasts well-planned accommodation along with a delightful South-facing rear garden. Close to nearby schools, parks and Bideford's bustling Quayside, this is the perfect property for those seeking their first home, a property to downsize or a sound buy to let investment within this popular residential location. With no onward chain, this one is not to be missed.

The historic port town of Bideford offers residents a wide range of facilities including a number of locally owned and operated shops and stores, a post office, a number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure pursuits. The coast is close to hand with the quaint fishing village of Appledore and glorious sandy beach at Westward Ho! within a short drive and connected by a regular bus service. The ever-popular coastal village of Instow is also a short distance away, and connected by the Tarka Trail, and is renowned for its estuary beach, popular with families and dog walkers alike, along with a popular delicatessen, award-winning restaurants, Yacht Club and a pedestrian ferry to Appledore in the summer months. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within an easy drive.

The property is close to the A39 and offers good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

Services

All Mains Connected.

Council Tax band

A

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford branch on 01237 879797

