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TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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Directions

From Bideford quay front, proceed up High Street to a junction at the top where bear left. At a crossroads turn right into Abbotsham Road, and continue straight through a crossroads with traffic lights, taking the next left into Royston Road, where the subject property can be found on your right hand side towards the top.

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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Close to Local Amenities

50 Royston Road, Bideford, EX39 3AW

Guide Price

£225,000

- Well Presented Terraced House
- PVC Double Glazing
- Unrestricted On Road Parking
- 3 Storey Accommodation
- Gas Central Heating
- Views to Torridge Bridge
- 4 Bedrooms
- Front and Rear Gardens
- Must Be seen!!





Overview

50 Royston Road is a well presented deceptively spacious mid terraced PVC double glazed and gas centrally heated 4 bedroomed period house with accommodation on 3 storeys, which is ideally suited to provide a most comfortable family residence. Period features can be found, including wooden flooring to most of the ground floor, along with picture rails and high ceilings. Located within easy reach of amenities, with schooling for all ages nearby, Phillips Smith and Dunn as selling agents recommend an early internal inspection to appreciate the many attributes of this fine home!!

Briefly the accommodation provides a wide and welcoming entrance hall, with an understairs cupboard, and a staircase to the first floor accommodation. To the front of the house is the lounge, with a feature fireplace and bay window, and to the rear a sizeable kitchen/diner, with ample storage units, an integral hob and oven, further appliance space, along with space for a generous sized table. Off the kitchen is a lobby, giving access to the rear garden, and leading to a ground floor shower room with a 3 piece suite. To the first floor are 3 bedrooms (2 doubles and a single), and a family bathroom. A staircase leads from the landing to the 2nd floor where the master bedroom and en-suite shower room can be found - from the front elevation, views are enjoyed across rooftops to the Torridge Bridge and beyond.

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 (3 supermarkets situated nearby), schooling for all ages, and a range of leisure amenities. Affinity designer shopping mall is just a short walk away. The coastal village of Westward Ho!, with its long golden sandy Blue Flag beach is approximately 5 minutes driving distance. 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 - TBA

Tenure
Freehold

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





Outside

To the front of the house is a garden area, with unrestricted on road parking available.To the rear is an enclosed garden, predominantly paved for ease of maintenance.



Room list:

Entrance Hall

Lounge
3.96m x 3.35m minmum (13' x 11' minmum)

Kitchen/Diner
5.05m max x 4.22m (16'7" max x 13'10")

Rear Lobby

Ground Floot Shower Room

Master Bedroom
5.61m max x 3.40m minimum (18'5" max x 11'2" minimum)

En-Suite

Bedroom 2
3.96m x 3.05m (13' x 10')

Bedroom 3
4.22m x 2.97m (13'10" x 9'9")

Bedroom 4
2.31m x 2.03m (7'7" x 6'8")

Family Bathroom