Bond Oxborough Phillips

Changing Lifestyles

26 Royston Road
Bideford
Devon
EX39 3AN

Asking Price: £195,000 Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

26 Royston Road, Bideford, Devon, EX39 3AN

AN EXTENDED END-OF-TERRACE HOUSE

- 3 Bedrooms
- Bright Front Room with large bay window
- Extended main Living Room with fireplace & gas fire
- Extended Kitchen with space for dining
- Fully enclosed west-facing rear garden
- Summerhouse with decked area & veranda
- Attached Garage with space to park in front
- With some modernisation & thoughtful improvements, this lovely property holds great promise as a comfortable & well-proportioned family home

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Situated on Royston Road, this spacious and extended 3 Bedroom end-of-terrace house presents generous living accommodation complemented by a west-facing, fully enclosed rear garden - ideal for relaxing and entertaining outdoors. The property enjoys the benefit of an adjoining Garage with a parking space in front, while a small front garden offers additional seating space.

Stepping inside, the welcoming Entrance Hall provides useful understairs storage cupboards (one housing the gas fired combination boiler), and leads to a bright Front Room enhanced by a large bay window. The extended main Living Room features a fireplace with a working gas fire and a window overlooking the sunny garden, creating an inviting setting for family gatherings. The Kitchen has also been extended and offers ample space for cooking and dining, with plumbing for appliances and direct access to the rear garden.

Upstairs there are 3 double Bedrooms, including a front-facing Main Bedroom, a second Bedroom with fitted cupboards and wardrobes, and a third Bedroom displaying attractive exposed floorboards. The Bathroom is fitted with a bath, shower attachment, sink and WC.

Outside, the impressive west-facing garden boasts lawn and patio areas, and a side section that adds further versatility, along with a summerhouse complete with a decked veranda. The Garage measures approximately 10' x 16' (3.05m x 4.88m) and could, potentially, be removed to create additional off-road parking if preferred.

With some modernisation and thoughtful improvements, this lovely property holds great promise as a comfortable and well-proportioned family home.

Council Tax Band
B - Torridge District Council

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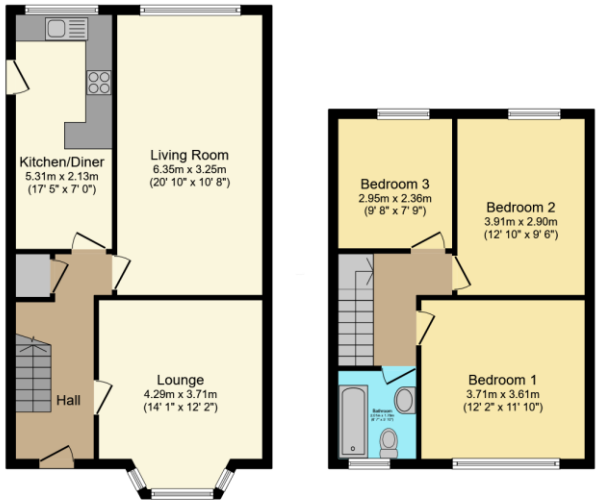

Ground Floor
Floor area 57.5 sq.m. (619 sq.ft.)

First Floor
Floor area 43.1 sq.m. (463 sq.ft.)

Total floor area: 100.5 sq.m. (1,082 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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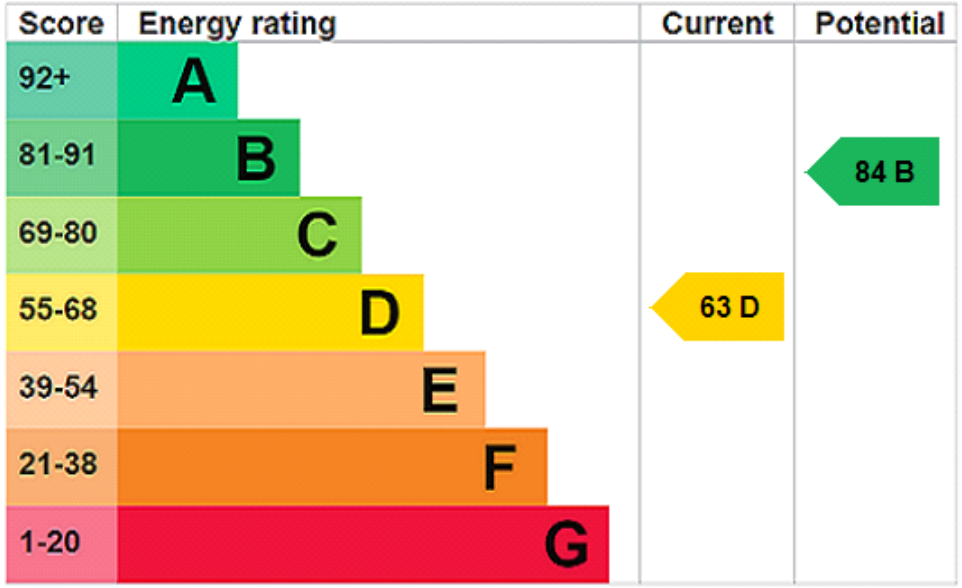

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Directions

From Bideford Quay, proceed up the High Street and continue to the very top. Turn left at the junction and take the next right hand turning onto Abbotsham Road. Continue through the traffic lights before taking the next left hand turning onto Royston Road. Number 26 will be found up the hill on your right hand side.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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